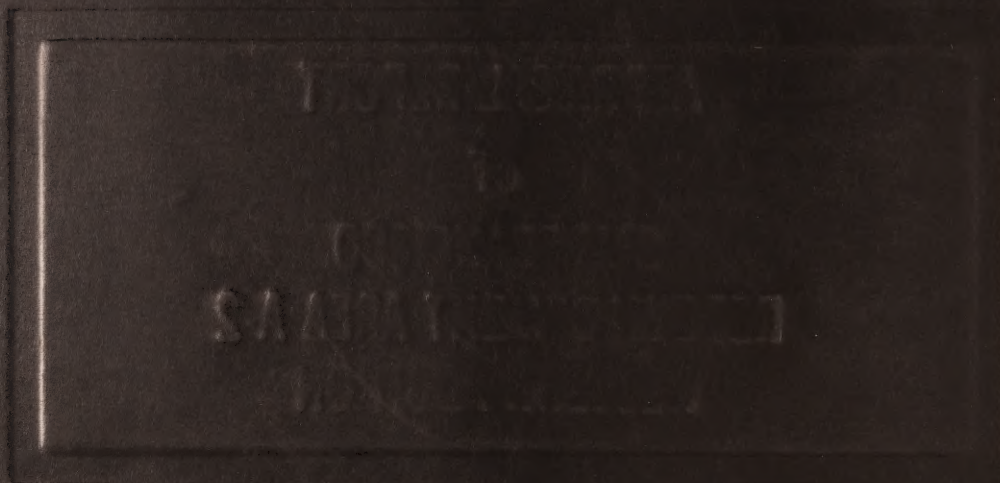


APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 7

PREPARED BY:

MAURY HOLMES



EMBOSS

ACCOPRESS
GENUINE PRESSBOARD BINDER
CAT. NO. BG 250 EMB

ACCO PRODUCTS, OGDENSBURG, N. Y.
A DIVISION OF NATSER CORPORATION

4974



STEINER

750
V.9

731
V.5

726
V.4

707
V.4

FILLMORE

EDDY

749
V.7

732
V.6

ELLIS

725
V.4

O'FARRELL

708
V.4

WEBSTER

724
V.4

733
V.6

718
V.6

BUCHANAN

O'FARRELL

728
V. 5

ELLIS

729
V. 5

FARREN

730
V. 5

BOURBIN

SCOTT

PIERCE

EDDY

751
V. 7

STEINER

TURK

754
V. 7

GOLDEN GATE

4971 413

971

STEINER

753
V.7

779
V.9

FILMORE

756
V.7

FULTON

780
V.3

EL CATT

NEB. ST. ST.

781
V.10

782
V.10





784
V.10

768
V.B

GOUGH

768
V.B

785
V.11

761
V.B

ELM

762
V.B

767

VAN NESS

TURK

GOLDEN CITY

BLOCK 749

	NAME	LAND	IMPS	TOTAL
-1	Elizabeth Hoffman	\$ 26,000	\$ 5,000	\$ 31,000 ✓
-1A	Ida B. Grigsby	11,500	23,500	35,000 ✓
-1B	Allan M. Goldsmith	11,500	23,000	34,500 ✓
-1C	Floyd C. Bateman	11,500	22,500	34,000 ✓
-2	LeRoy Daigle	11,500	24,000	35,500 ✓
-2A	James Conely	11,500	23,500	35,000 ✓
-2B	N.W. Griffin	11,500	23,000	34,500 ✓
-2C	Felton Lewis	11,500	23,000	34,500 ✓
-2D	Benjamin Fireman	26,000	284,000	310,000 ✓
-3	" "	18,500	67,000	85,500
-3A	" "	22,000	82,000	104,000
-3B	" "	22,000	82,000	104,000
-3C	Russell W. Wosser	4,600	-	4,600 ✓
-4	Carlton B. Doodlett	26,000	-	26,000 ✓
-4A	Pamphill Tesluck	85,000	20,000	105,000 ✓
-4B	" "	69,000	301,000	370,000 ✓
-4C	Herbert Gilmore	11,700	9,300	21,000 ✓
-4D	Vincent S. Palmini	11,700	9,300	21,000 ✓
-5	Pamphill Tesluck	67,000	38,000	105,000 ✓
-6	Frank Ma	19,000	25,000	44,000 ✓
-6A	Del-Camp Inv. Co.	25,000	81,000	106,000 ✓
-6B	Russell W. Wasser	18,500	46,500	65,000 ✓
-6C	Est. of Tom Y. Yamane	18,500	45,500	64,000 ✓
		\$551,000	\$1,258,100	\$1,809,100





APPRaisal

OWNER: Elizabeth Hoffman et al
PROPERTY ADDRESS: 1401 Eddy

PARCEL NO. 749-1
DATE ACQ: 1950

OWNER'S ADDRESS: 1232 Anza

IRS: -
CONSID: Decree
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Service Sta.

ASSESSED VALUE: Land \$ 5,680.00
Imps. -
\$ 5,680.00

TAXES: \$ 472.00

LAND: DIMENSION 50 x 95 = 4,750

s. f.

IMPROVEMENTS: Condition Good

Effective Age 10 ±

A 2 bay service station with 3-550 gallon buried tanks, 1-2 pump island and asphalt surfacing. The station averages 11,000 gallons per mo. The station imps. are 15 yrs. old but have been renovated once.

SUMMATION APPROACH:

Rounded to

Land 4,750 s. f. @ \$5.47±
Improvements

\$ 26,000
5,000

\$31,000

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

\$

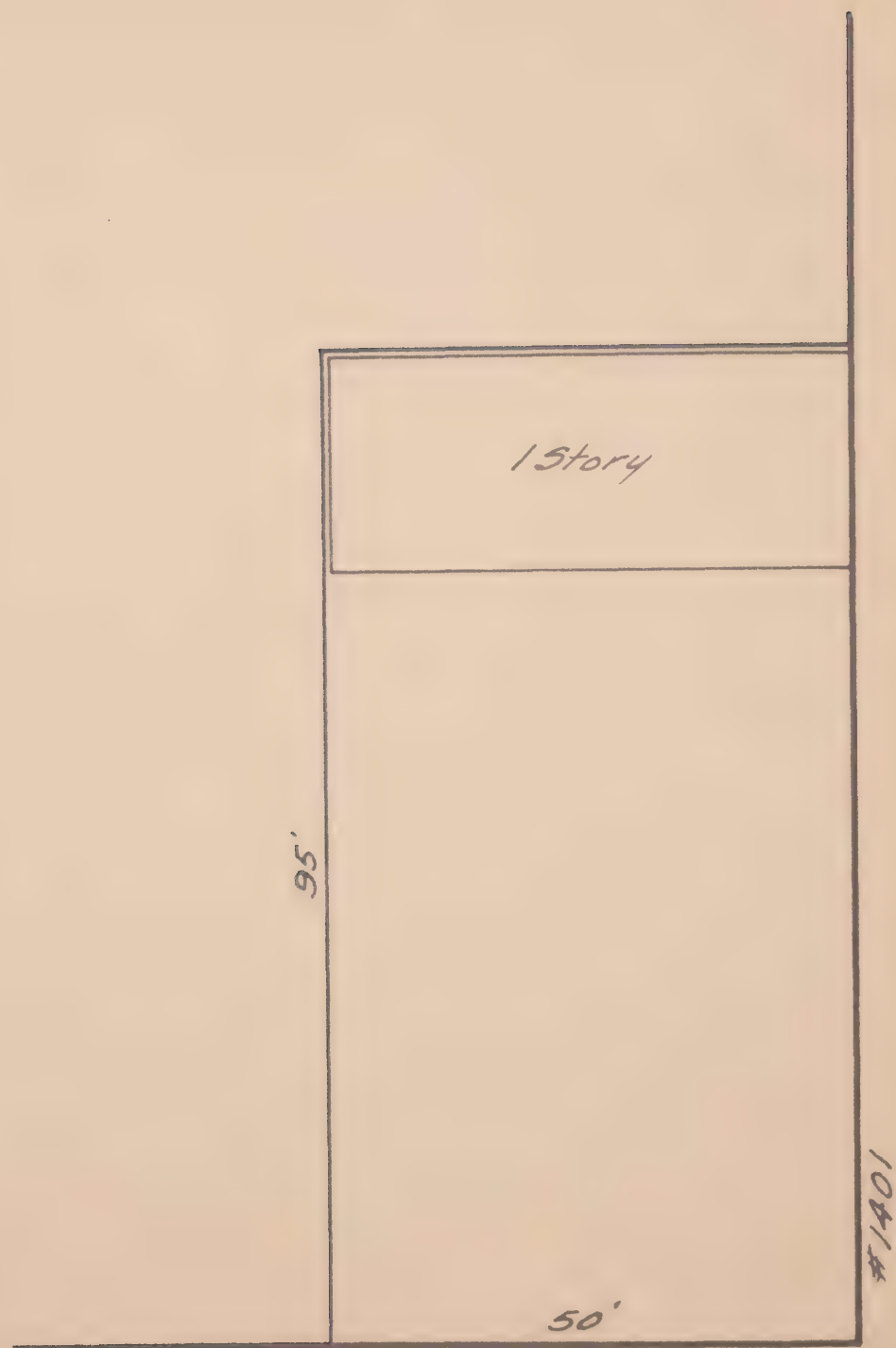
INCOME APPROACH:

	Units	Actual	Fair	Total Monthly	
L		\$155 + taxes	\$	\$ 200 x 120	24,000

The ground lease has just been extended for 5 yrs. (until 2-28-66) at the above rental but contains a 90 day cancellation clause.

LAND \$ 26,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 31,000



WEBSTER STREET

EDDY STREET



APPRaisal

4A
749-17

OWNER: Ida B. Grigsby
PROPERTY ADDRESS: 1151 Webster St.

PARCEL NO. 749-1A
DATE ACQ: 1961

OWNER'S ADDRESS: 1151 Webster

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00
 Impe. 6,250.00
 \$ 7,600.00

TAXES: \$ 631.56

LAND: DIMENSION 25 x 95 = 2,375

IMPROVEMENTS: Condition Good Effective Age 30

A high bsmt., 2 st. fr. and stucco bldg. with a 3-car gar. and stg. in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Well maintained inside but little renovation.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84+	\$ 11,500	
Improvements	3,494 s.f. @ 6.70	\$23,410	
Garages	1,747 s.f. L.S.	<u>1,000</u>	
		24,410	
		<u>35,910</u>	\$35,900

MARKET COMPARISON:

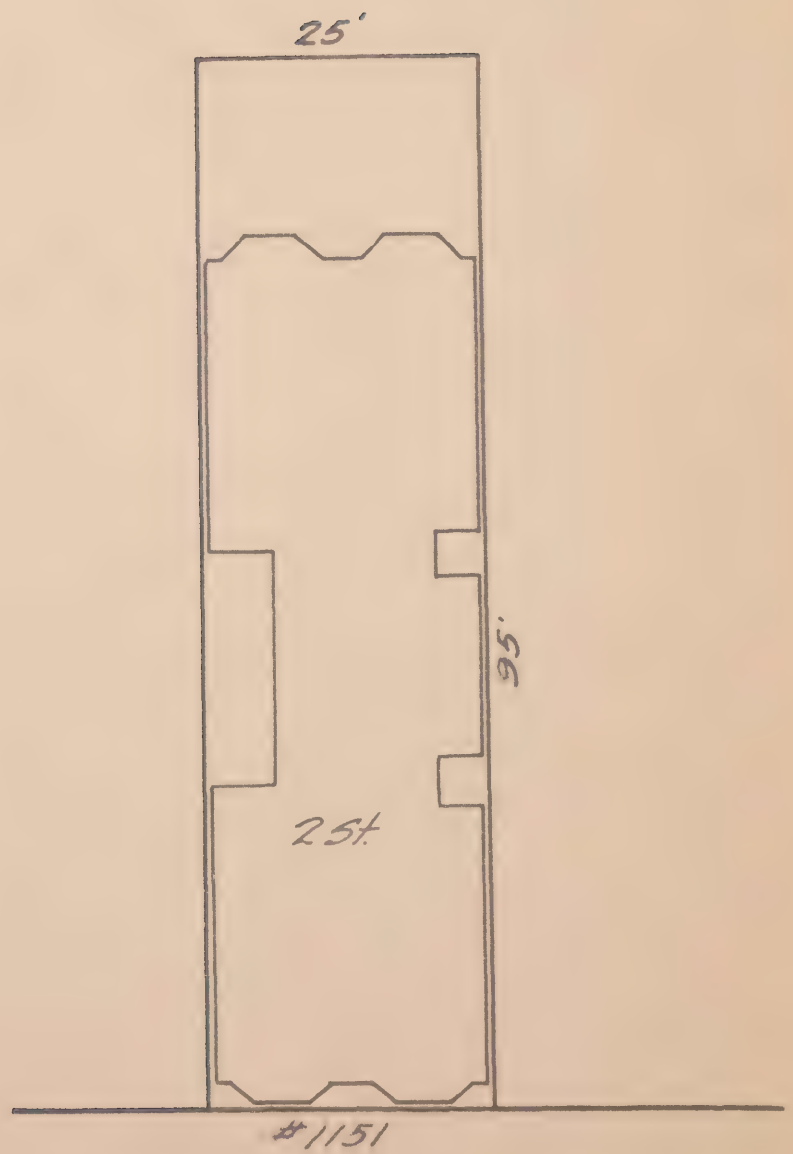
Sales Most Comparable	749-2; 749-2A		
	2,375 s.f. @ \$ 14.75	\$ 35,031	35,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-4 rm.	85		340	
3 gar.	10		30	
			<u>370</u> x 95 =	
			35,150	35,200

LAND	\$ 11,500
IMPROVEMENTS	<u>23,500</u>

MARKET VALUE OF PROPERTY \$ 35,000



WEBSTER STREET



APPRaisal

OWNER: Allan M. Goldsmith
PROPERTY ADDRESS: 1143 Webster St.

PARCEL NO. 749-1B
DATE ACQ: 1958

OWNER'S ADDRESS: 703 Mkt., Rm. 301

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,350.00
Imps. 6,250.00
\$ 7,600.00

TAXES: \$ 631.56

LAND: DIMENSION 25 x 95 = 2,375 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 30 ±

A high bsmt., 2 st. fr. and stucco bldg. with a 3-car garage and stg. in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Well maintained inside but little renovation.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84+	\$ 11,500	
Improvements	3,494 s.f. @ 6.50	\$22,711	
Garages		1,000	
		<u>23,711</u>	
		35,211	\$35,200

MARKET COMPARISON:

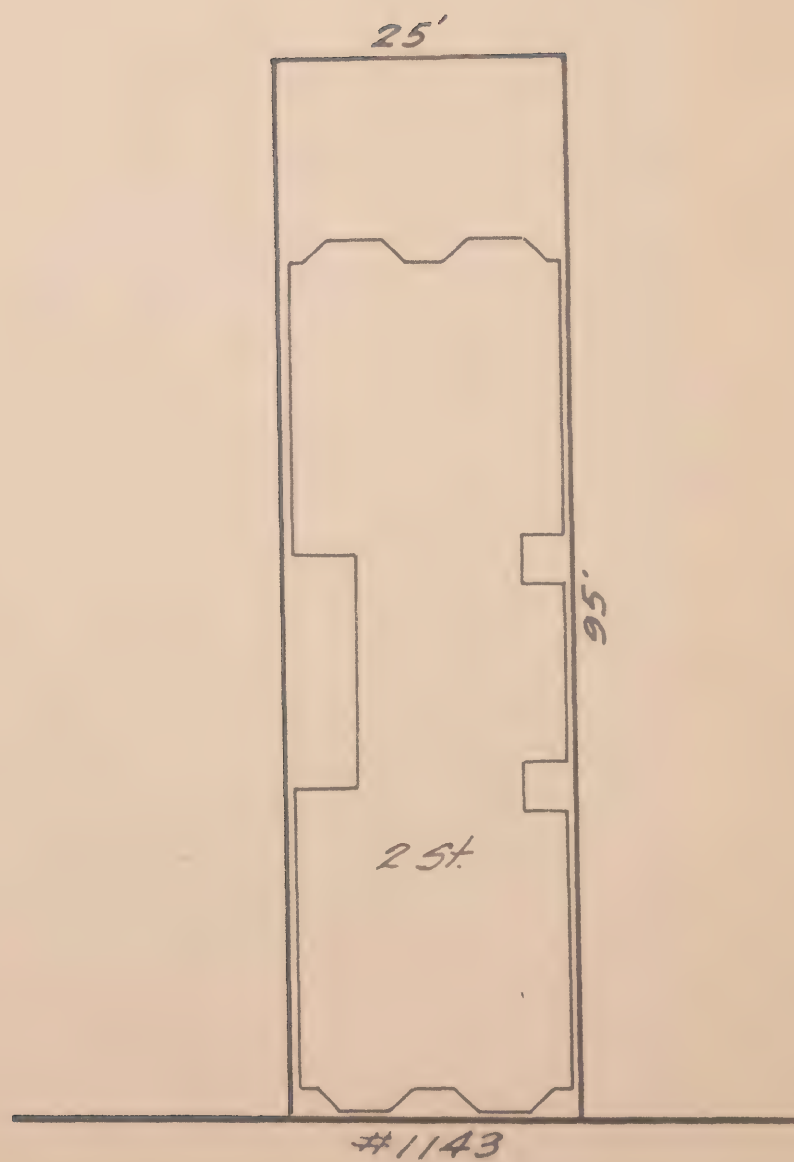
Sales Most Comparable	749-2; 749-2A		
2,375	s.f. @ \$ 14.65	\$ 34,794	34,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rm.	65	75	150	
2-4 rm.	70	80	160	
3 garages		10	30	
			<u>340</u> x 100	34,000

LAND	\$ 11,500
IMPROVEMENTS	23,000
	<u>34,500</u>

MARKET VALUE OF PROPERTY \$ 34,500



WEBSTER STREET



APPRAISAL

44
42-15

OWNER: Floyd C. Bateman et ux
PROPERTY ADDRESS: 1137 Webster St.

PARCEL NO. 749-1C
DATE ACQ: 8-12-57

OWNER'S ADDRESS: 1020 Girard

IRS: \$30.80
CONSID: \$28,000 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00
Imps. 6,250.00
\$ 7,480.00

TAXES: \$ 621.58

LAND: DIMENSION 25 x 95 = 2,375

s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 ±

A high bsmt. 2 st. fr. and stucco bldg. with a 3-car garage and stg. in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Little renovation and average maintenance.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84±	\$ 11,500	
Improvements	3,494 s.f. @ 6.50	\$22,711	
Garages		1,000	
		23,711	
		35,211	\$35,200

MARKET COMPARISON:

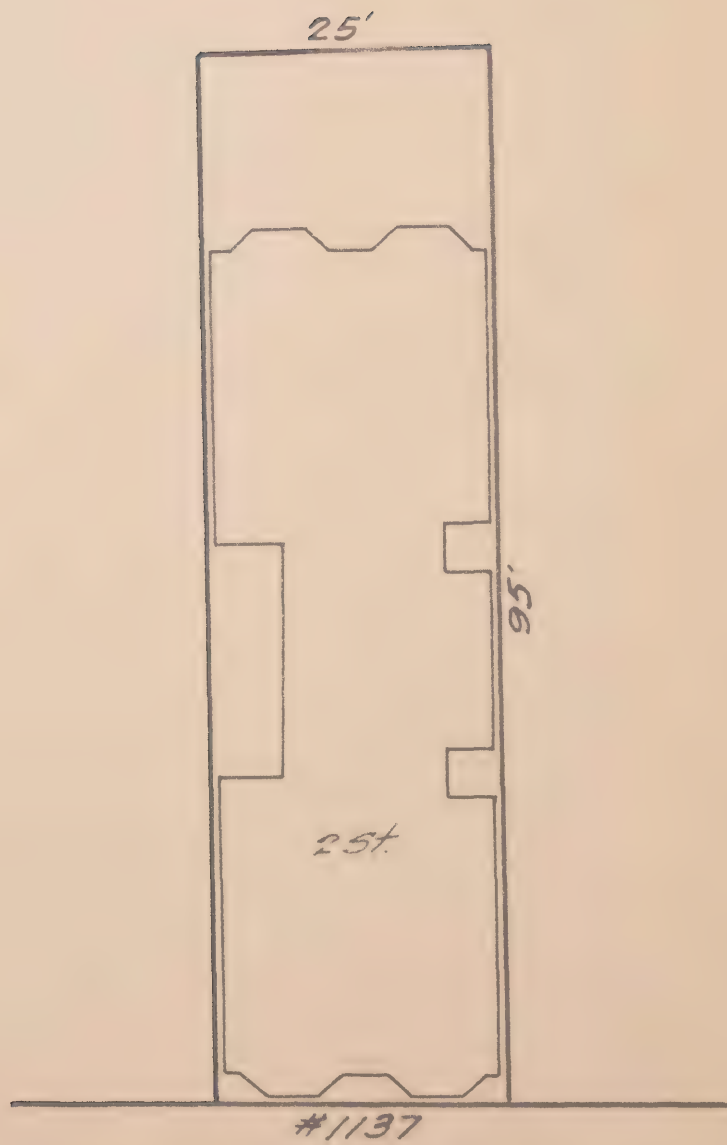
Sales Most Comparable	749-2; 749-2A		
2,375	s.f. @ \$ 14.50	\$ 34,438	34,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-4 rm.	70	80	320
3 garages		10	30
			350 x 95 =
			33,250
			33,300

LAND	\$ 11,500
IMPROVEMENTS	22,500

MARKET VALUE OF PROPERTY \$ 34,000



WEBSTER STREET



APPRAISAL

44
749-2-H

OWNER: LeRoy Daigle et ux
PROPERTY ADDRESS: 1133 Webster Street

PARCEL NO. 749-2
DATE ACQ: 10-5-61

OWNER'S ADDRESS: Unknown

IRS: \$38.50
CONSID: \$35,000
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00
Imps. 6,250.00
\$ 7,480.00

TAXES: \$ 621.58

LAND: DIMENSION 25 x 95 = 2,375

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

A high bsmt., 2 st. fr. and stucco bldg. with a 3-car garage and storage in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Well maintained inside but little renovation.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84+	\$ 11,500	
Improvements	3,494 s.f. @ 6.70	\$23,410	
Garages	1,747 s.f.	1,000	
		24,410	
		35,910	\$35,900

MARKET COMPARISON:

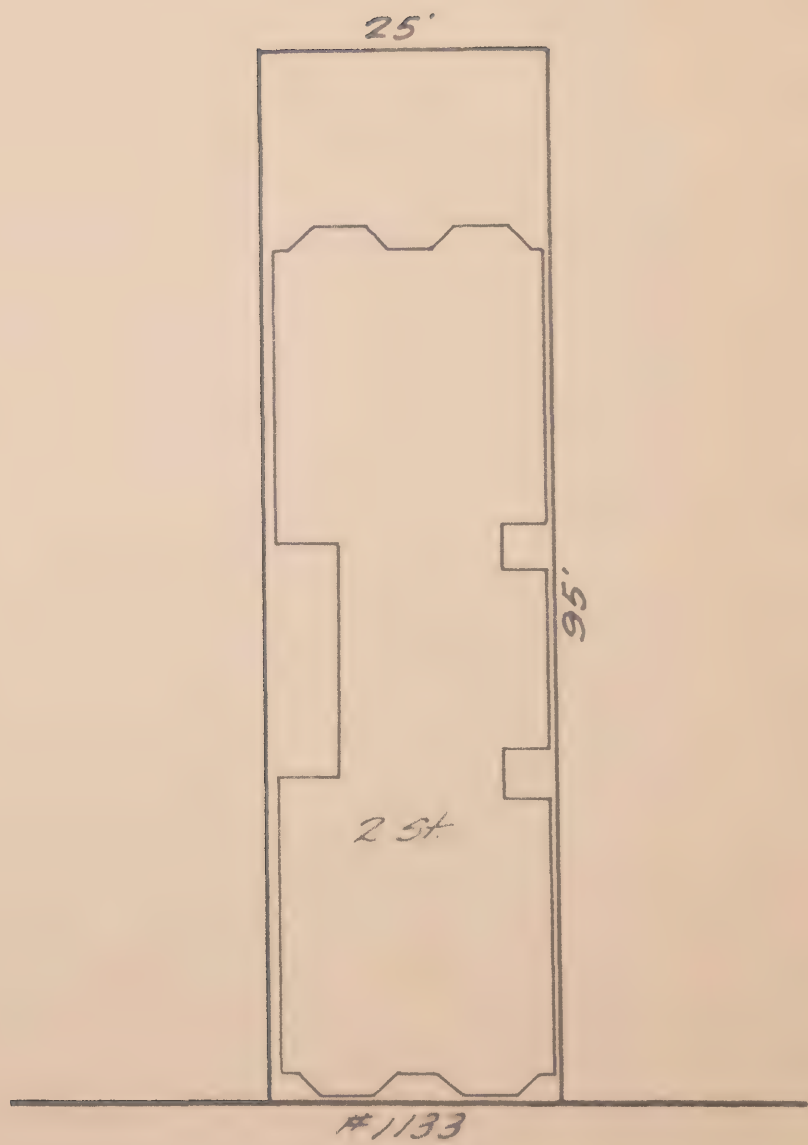
Sales Most Comparable	749-2; 749-2A		
	2,375 s.f. @ \$ 14.75	\$ 35,031	35,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-4 rm.	85		340	
3 garages	10		30	
			370 x 95 =	
			35,150	35,200

LAND	\$ 11,500
IMPROVEMENTS	24,000

MARKET VALUE OF PROPERTY \$ 35,500



WEBSTER STREET



APPRAISAL

44
42-13

OWNER: James Conley
PROPERTY ADDRESS: 1125 Webster Street

PARCEL NO. 749-2A
DATE ACQ: 4-25-59

OWNER'S ADDRESS: 1125 Webster Street

IRS: \$31.90
CONSID: \$30,500
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00
 Imps. 6,250.00
 \$ 7,480.00

TAXES: \$ 621.58

LAND: DIMENSION 25 x 95 = 2,375

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30

A high bsmt., 2 st. fr. and stucco bldg. with a 3-car garage and storage in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Well maintained inside but little renovation.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84+	\$ 11,500	
Improvements	3,494 s.f. @ 6.70	\$23,410	
Garages		1,000	
		<u>24,410</u>	
		35,910	\$35,900

MARKET COMPARISON:

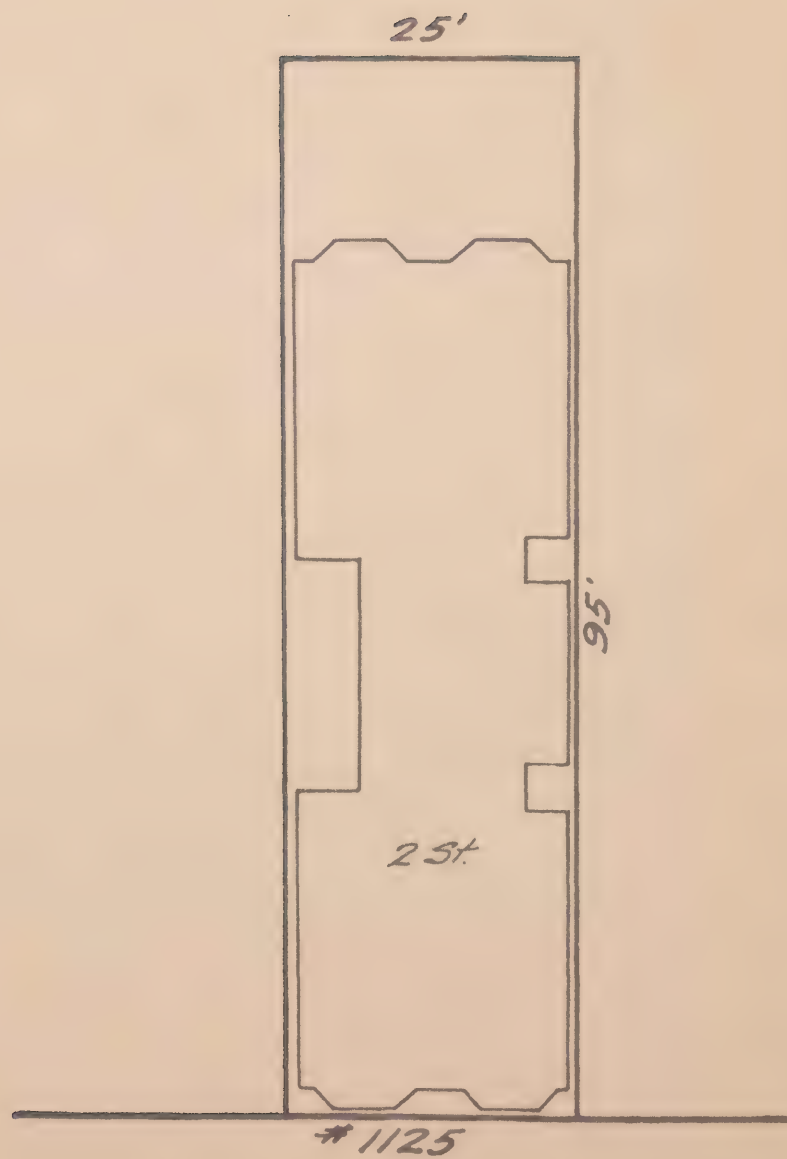
Sales Most Comparable	749-2		
2,375	s.f. @ \$ 14.75	\$ 35,031	35,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	Owner		85
3-4 rm.	85		255
3 garages	10		30
			<u>370</u>
			370 x 95 =
			35,150
			35,200

LAND	\$ 11,500
IMPROVEMENTS	<u>23,500</u>

MARKET VALUE OF PROPERTY \$ 35,000



WEBSTER STREET



APPRAISAL

44
42-12

OWNER: N. W. Griffin et ux
PROPERTY ADDRESS: 1119 Webster St.

PARCEL NO. 749-2B
DATE ACQ: 1-2-46

OWNER'S ADDRESS: 839-41st Ave.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00
Imps. 6,250.00
\$ 7,480.00

TAXES: \$ 621.58

LAND: DIMENSION 25 x 95 = 2,375

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A high bsmt. 2 st. fr. and stucco bldg. with a 3-car garage and storage in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Little renovation but fair maintenance.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84±	\$ 11,500	
Improvements	3,494 s.f. @ 6.50	\$22,711	
Garages		1,000	
		23,711	
		35,211	\$35,200

MARKET COMPARISON:

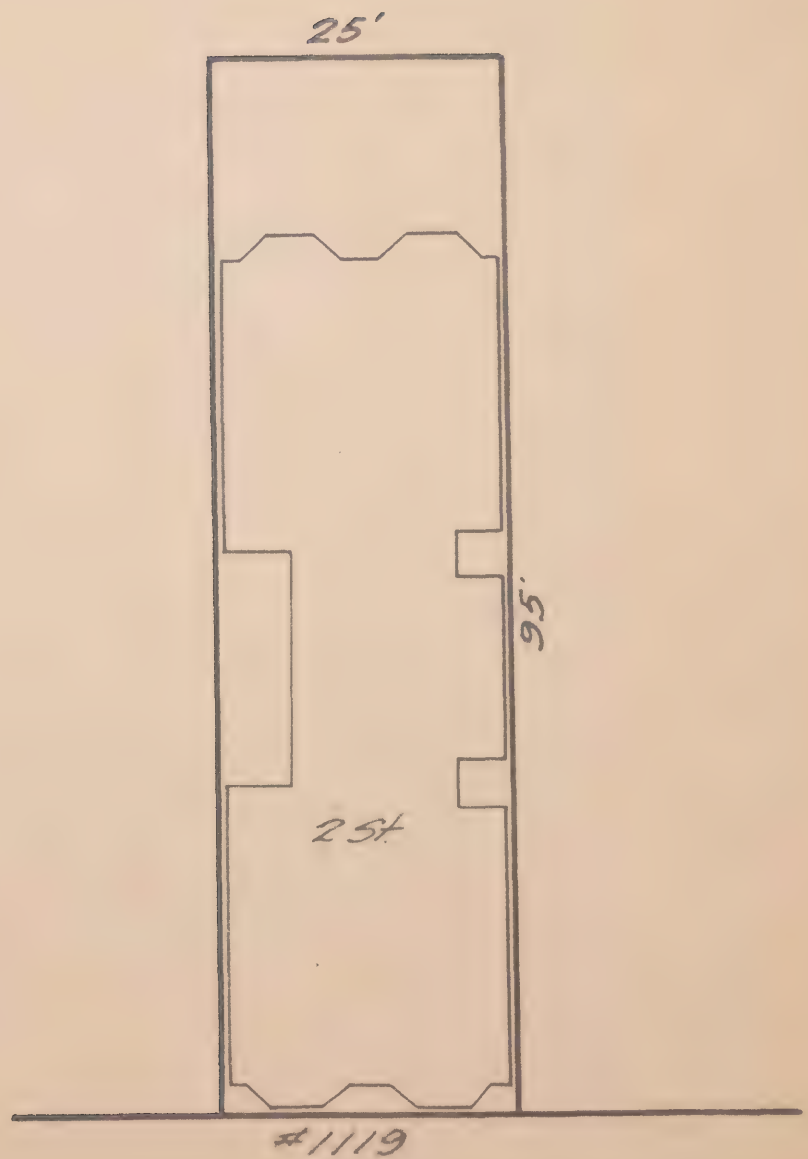
Sales Most Comparable	749-2; 749-2A		
2,375	s.f. @ \$ 14.65	\$ 34,794	34,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-4 rm.	80		320
3 garages	10		30
			350 x 95 =
			33,250
			33,300

LAND	\$ 11,500
IMPROVEMENTS	23,000

MARKET VALUE OF PROPERTY \$ 34,500



WEBSTER STREET



APPRaisal

44
42-11

OWNER: Felton Lewis et ux
PROPERTY ADDRESS: 1115 Webster St.

PARCEL NO. 749-2C
DATE ACQ: 1957

OWNER'S ADDRESS: 1115 Webster St.

IRS: -
CONSID: \$28,800
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,230.00
Imps. 6,250.00
\$ 7,480.00

TAXES: \$ 621.58

LAND: DIMENSION 25 x 95 = 2,375

s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 ±

A high bsmt. 2 st. fr. and stucco bldg. with a 4-car garage and storage in bsmt. and 2-4 rm. apts. on ea. of the upper flrs. Well maintained inside but little renovation.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.84+		\$ 11,500	
Improvements	3,494 s.f. @ 6.50	\$22,711		
	Garages	<u>1,300</u>		
			24,011	
			<u>35,511</u>	\$35,500

MARKET COMPARISON:

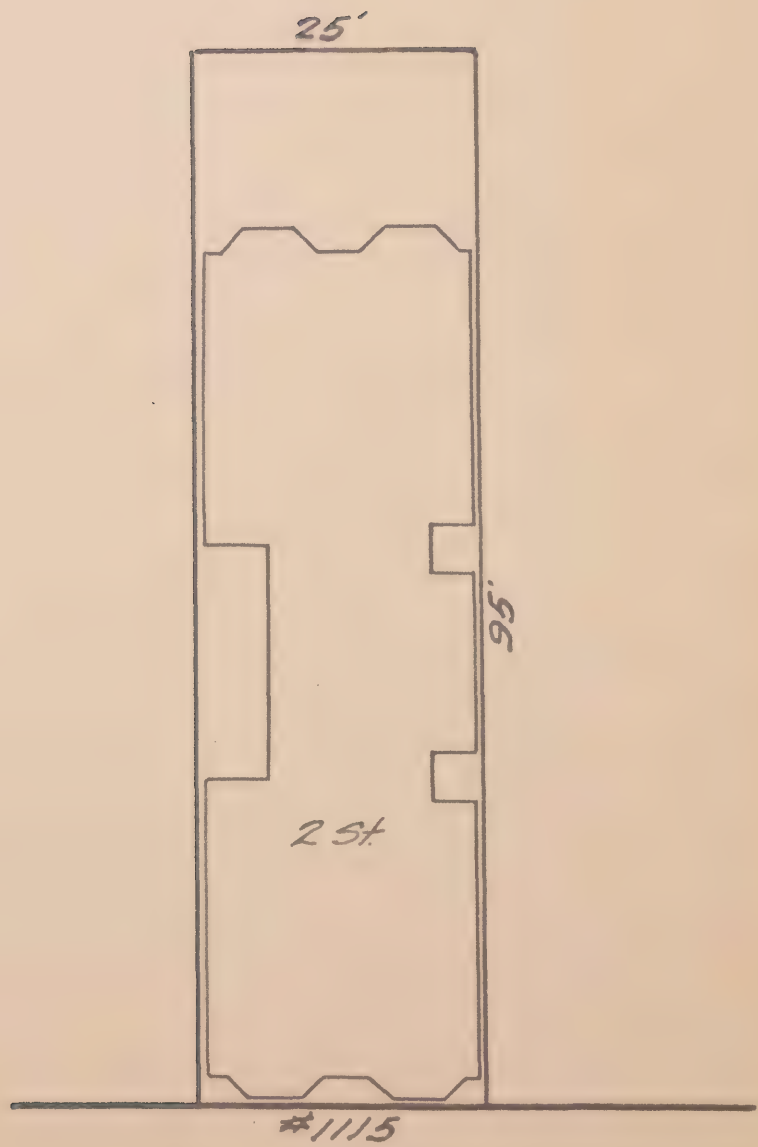
Sales Most Comparable	749-2; 749-2A		
2,375 s.f. @ \$	14.65	\$ 34,794	34,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	Owner		80	
3-4 rm.	85		255	
4 garages	7		28	
			<u>363</u>	
			x 95 =	
			34,485	34,500

LAND	\$ 11,500
IMPROVEMENTS	<u>23,000</u>

MARKET VALUE OF PROPERTY \$ 34,500



WEBSTER STREET



APPRAISAL

44
42-10 pt

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1310 Turk Street

PARCEL NO. 749-2D 3,3A,3
DATE ACQ: 7-14-59

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS:

ZONING: R-3 PRESENT USE: Apts.

CONSID: Decree
BEST USE: Same

ASSESSED VALUE: Land \$ 4,620.00
Imps. 50,000.00
\$ 54,620.00

TAXES: \$ 4,538.92

LAND: DIMENSION 50 x 95 = 4,750

s. f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 6 st. reinforced conc. apt. hse with full basement containing 8 garages, storage and a 2-rm. apt. There are 6-2 rm. and 2-3 rm. apts. on ea. of the other flrs. Central steam heat, refrigeration, and elevator. Good maintenance, some renovation.

SUMMATION APPROACH:

Rounded to

Land	4,750 s.f. @ \$5.47+	\$ 26,000
Improvements RCN	25,115 sf @ \$15.95	\$400,584
Garages	4,750 s.f. @ 6.00	28,500
Dep: Physical	15%	429,084
Functional	14%	
Economic	5% 34%	145,889

MARKET COMPARISON:

Sales Most Comparable	651-3D; 761-16A; 673-5	283,195	
	4,750 s.f. @ \$ 65.50	309,195	\$309,200
		\$ 311,125	311,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
36-2 rm.	65	65	2,340	
12-3 rm.	85	85	1,020	
8 garages	5	10	80	
			3,440 x 90	309,600

LAND	\$ 26,000
IMPROVEMENTS	284,000

MARKET VALUE OF PROPERTY \$ 310,000

TURK STREET

#1310

50'

6 Story

Basement only

95'

WEBSTER STREET



APPRaisal

44
42-10 pth

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1330 Turk St.

PARCEL NO. 749-3
DATE ACQ: 9-24-53

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,270.00
 Imps. 15,000.00
 \$ 17,270.00

TAXES: \$ 1,435.14

LAND: DIMENSION 37.5 x 102.01 = 3,825 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±
A high bsmt. 3 st. fr. and stucco apt. hse. with 5 garages,
storage and service area in bsmt. There are 2-2 rm. and 2-3 rm.
apts. on ea. of the 3 upper flrs.

SUMMATION APPROACH:

Rounded to

Land	3,825 s.f. @ \$4.84+	\$ 18,500	
Improvements	8,841 s.f. @ 7.00	\$61,887	
Garages	2,947 s.f.	3,000	
		64,887	
		83,387	\$83,400

MARKET COMPARISON:

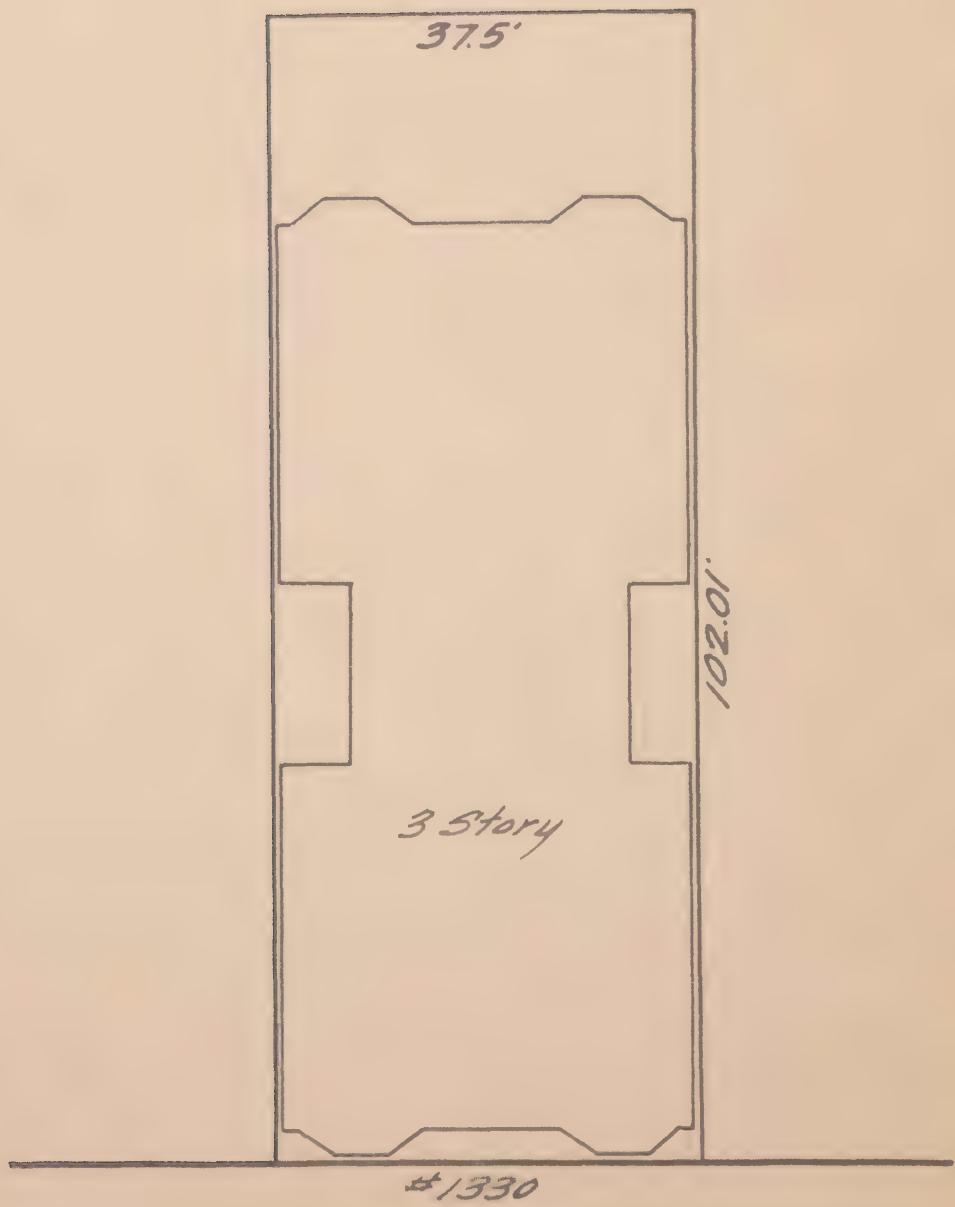
Sales Most Comparable	653-27; 648-13		
3,825 s.f. @ \$ 23.00		\$ 87,975	88,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-2 rm.	65		390	
6-3 rm.	85		510	
5 garages	10		50	
			950 x 90	85,500

LAND	\$ 18,500
IMPROVEMENTS	67,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 85,500



TURK STREET



APPRaisal

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1340 Turk St.

PARCEL NO. 749-3A
DATE ACQ: 7-14-59

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS: -

ZONING: R-3 PRESENT USE: Apts.

CONSID: Decree
BEST USE: Same

ASSESSED VALUE: Land \$ 2,650.00
Imps. 16,900.00
\$ 19,550.00

TAXES: \$ 1,624.60

LAND: DIMENSION 43.81 x 102.01± = 4,470 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A high bsmt. 3 st. fr. and stucco apt. hse. with 5 garage stalls, stg. and service area in bsmt. and 5 apts. on ea. upper flr. There are 6-3 rm. and 9-2 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	4,470 s.f. @ \$4.92±	\$ 22,000	
Improvements	9,852 s.f. @ 7.25	\$71,427	
Garages	3,284 s.f. @ 2.00	6,568	
		77,995	
		99,995	\$100,000

MARKET COMPARISON:

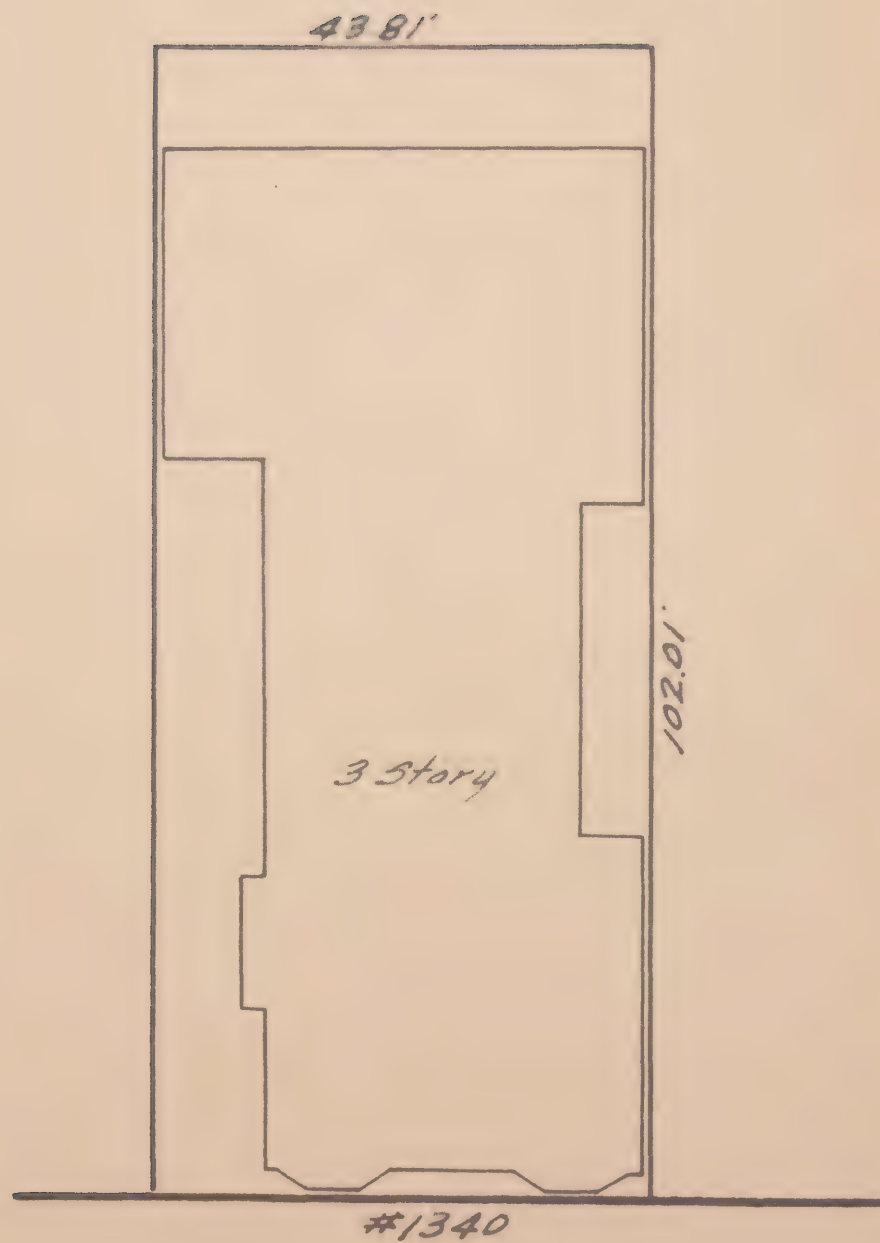
Sales Most Comparable 653-28; 653-27
4,470 s.f. @ \$ 24.00 \$107,280 107,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 rm.	85		510	
9-2 rm.	65		585	
5 garages	10		50	
			1,145 x 90 =	
			103,050	103,100

LAND \$ 22,000
IMPROVEMENTS 82,000

MARKET VALUE OF PROPERTY \$ 104,000



TURK STREET



APPRaisal

44
48-10pts

OWNER: Benjamin Fireman
PROPERTY ADDRESS: 1350 Turk St.

PARCEL NO. 749-3B
DATE ACQ: 7-14-59

OWNER'S ADDRESS: 59 Kittridge Terrace

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,650.00
Imps. 16,900.00
\$ 19,550.00

TAXES: \$ 1,624.60

LAND: DIMENSION 43.81 x 102.01± = 4,470 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A high bsmt. 3 st. fr. and stucco apt. hse. with 5 garage stalls, stg. and service area in basement and 5 apts. on ea. upper flr. There are 6-3 rm. and 9-2 rm. apts.

SUMMATION APPROACH:

Rounded to

Land	4,470 s.f. @ \$4.92±	\$ 22,000	
Improvements	9,852 s.f. @ 7.25	\$71,427	
Garages	3,284 s.f. @ 2.00	6,568	
		<u>77,995</u>	
		99,995	\$100,000

MARKET COMPARISON:

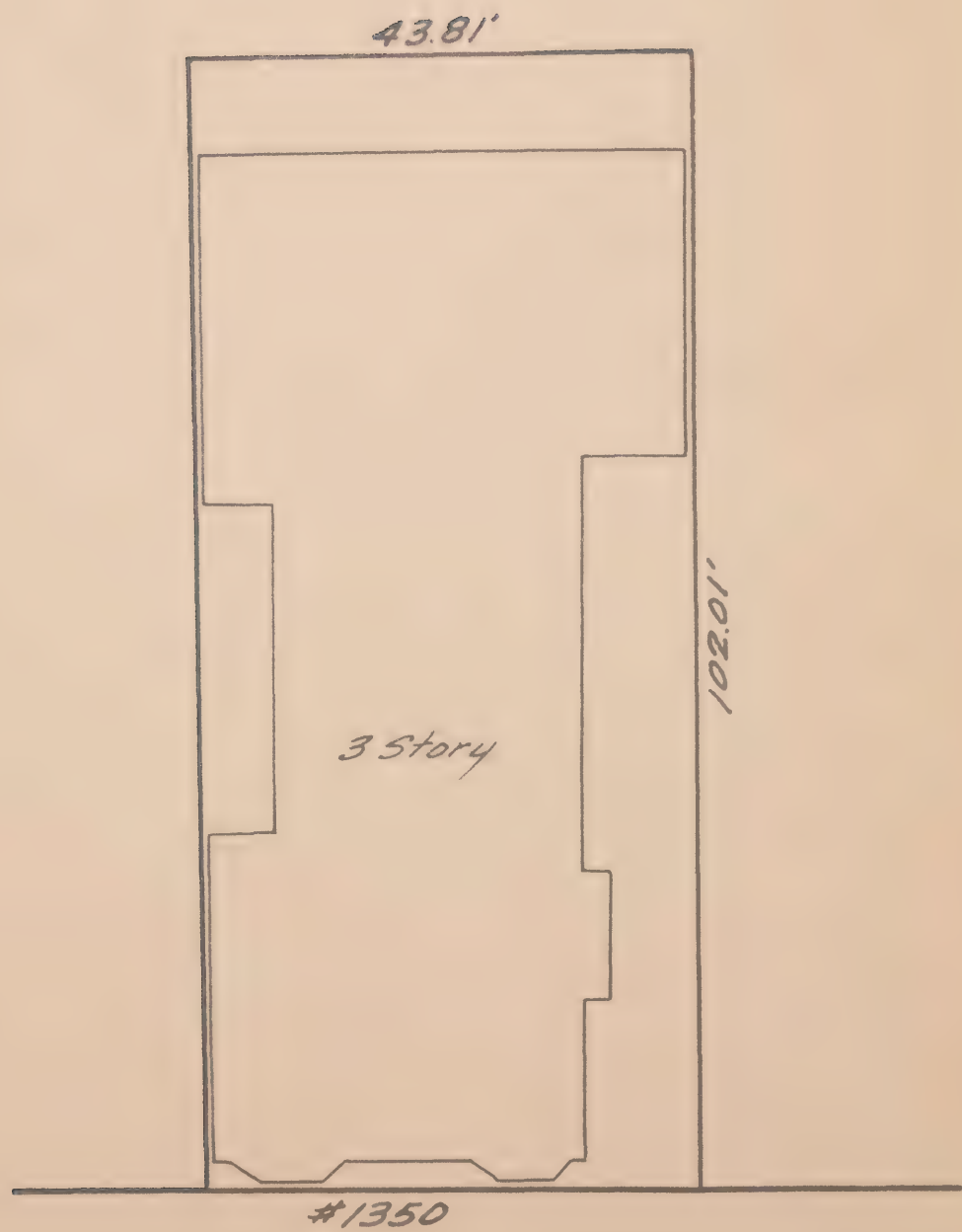
Sales Most Comparable 653-28; 653-27
4,470 s.f. @ \$ 24.00 \$ 107,280 107,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6-3 rm.	85		510
9-2 rm.	65		585
5 garages	10		50
			<u>1,145</u> x 90 =
			103,050
			103,100

LAND \$ 22,000
IMPROVEMENTS 82,000

MARKET VALUE OF PROPERTY \$ 104,000



TURK STREET

APPRAISAL

14/15

44
42-3 pth
749-3C 6.5

OWNER: Russell W. Wesser 1/5; State of Cal/PARCEL NO.
PROPERTY ADDRESS: Landlocked DATE ACQ:

OWNER'S ADDRESS:

IRS:

CONSID:

ZONING: R-3 PRESENT USE: Vacant

BEST USE: Consolidation

ASSESSED VALUE: Land \$ 40.00
Imps. -
\$ 40.00

TAXES: \$ 3.32

LAND: DIMENSION 65.12 x 70.72 = 4,605

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age

SUMMATION APPROACH: Not applicable

Rounded to

Land \$
Improvements

MARKET COMPARISON:

Sales Most Comparable None
4,605 s. f. @ \$ 1.00 \$ 4,605 \$4,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

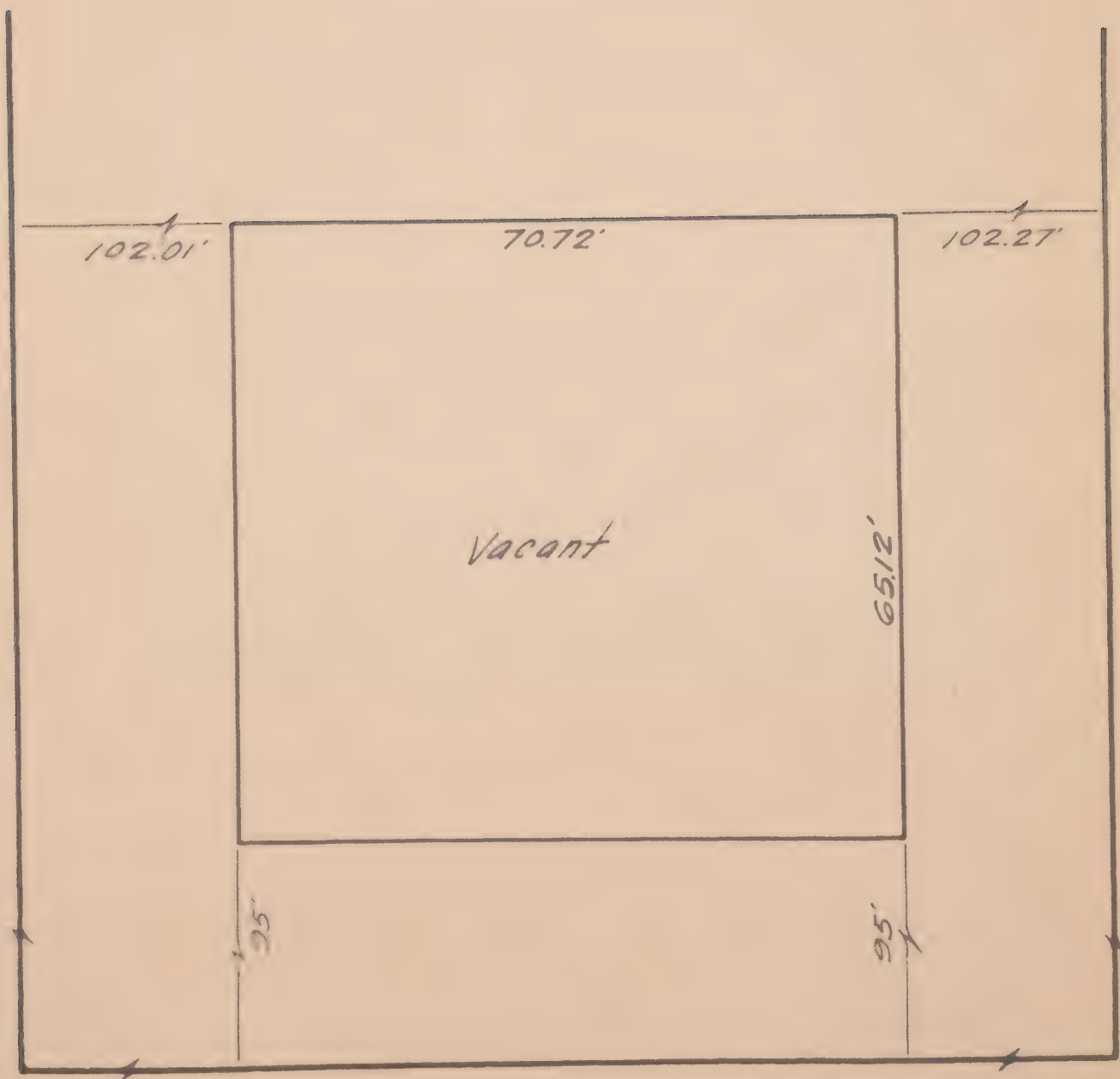
LAND \$ 4,600
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 4,600

TURK STREET

EDDY STREET

WEBSTER STREET





APPRAISAL

44
42-9

OWNER: Carlton B. Goodlett et ux
PROPERTY ADDRESS: Vacant on Turk

PARCEL NO. 749-4
DATE ACQ: 11-4-60

OWNER'S ADDRESS: 1845 Fillmore

IRS: -

ZONING: C-2

PRESENT USE: Parking

CONSID: \$16,000*
BEST USE: Com.

ASSESSED VALUE: Land \$ 3,520.00
Imps. 300.00
\$ 3,820.00

TAXES: \$ 317.44

LAND: DIMENSION 62.29 x 85.5 = 5,326

s. f.

IMPROVEMENTS: Condition Vacant

Effective Age ±

SUMMATION APPROACH: Not applicable

Rounded to

Land
Improvements

\$

MARKET COMPARISON:

Sales Most Comparable 771-1; 770-3

5,326 s. f. @ \$ 4.88±

\$

\$26,000

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

*This was a distress sale. The seller liquidated the property without ever listing it on the market.

LAND \$ 26,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 26,000

Vacant

85.5'

62.29'

TURK STREET



APPRAISAL

OWNER: Pamphill Tesluck et al
PROPERTY ADDRESS: 1228-32 Fillmore

PARCEL NO. 749-4A
DATE ACQ: 10-13-59

OWNER'S ADDRESS: 5646 Geary Blvd.

IRS: -
CONSID: \$100,000
BEST USE: Com.

ZONING: C-2 PRESENT USE: Theater

ASSESSED VALUE: Land \$ 15,350.00
Imps. 7,500.00
\$ 22,850.00

TAXES: \$ 1,898.84

LAND: DIMENSION Irregular = 21,114 s.f.

IMPROVEMENTS: Condition Poor Effective Age 45 ±

A movie theater of masonry, reinforced concrete and steel fr. constr. It has a seating capacity of 1,259 and is fully equipped. It is now used as a church.

SUMMATION APPROACH:

Rounded to

Land	21,114 s.f. @ \$4.03+	\$ 85,000
Improvements	11,863 s.f. conversion value	<u>20,000</u>

\$105,000

MARKET COMPARISON:

Sales Most Comparable

21,114 s.f. @ \$ 5.00

\$ 105,570

105,600

INCOME APPROACH:

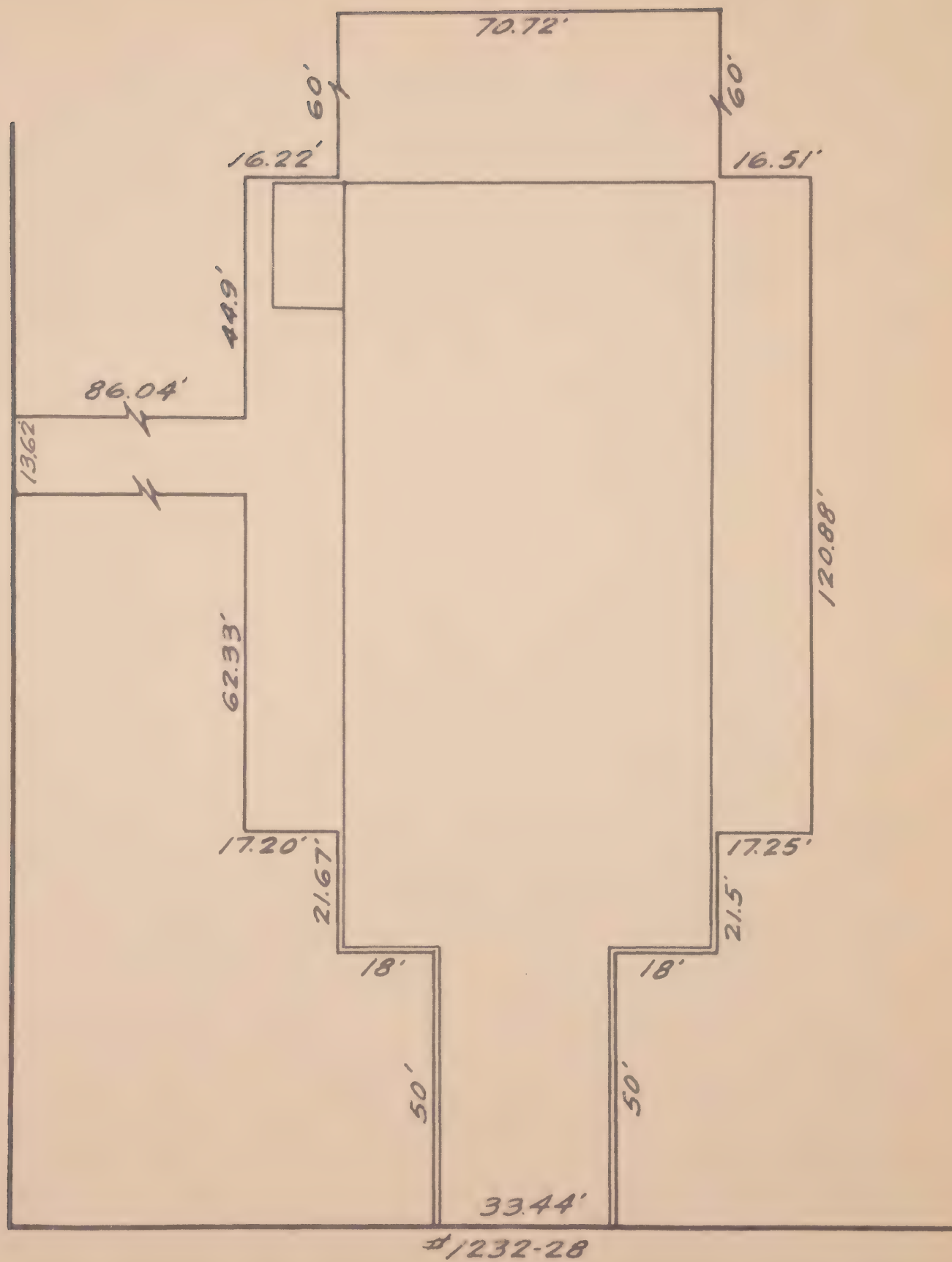
Units	Actual	Fair	Total Monthly
	\$	\$	\$

Rented month-to-month for \$450.

LAND	\$ 85,000
IMPROVEMENTS	<u>20,000</u>

MARKET VALUE OF PROPERTY \$ 105,000

EDDY STREET



FILLMORE STREET



APPRAISAL

OWNER: Pamphill Tesluck et al
PROPERTY ADDRESS: 1245-60 Fillmore

PARCEL NO. 749-4B
DATE ACQ: Prior 1954

OWNER'S ADDRESS: 5646 Geary Blvd.

IRS: -

ZONING: C-2

PRESENT USE: Com. & apts.

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 22,700.00
Imps. 53,900.00
\$ 76,600.00

TAXES: \$ 6,528.76

LAND: DIMENSION 85.61 x 134 = 11,472 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±
A 4 st. reinforced conc. bldg. with 8 stores at street level and 1-3 rm., 6-1 rm. and 13-2 rm. apts. on ea. of the upper flrs. for a total of 60 apts. There is also a full stg. bsmt. The maintenance has been good but there has been little renovation.

SUMMATION APPROACH:

Rounded to

Land	11,472 s.f. @ \$6.01+	\$	69,000	
Improvements RCN	42,300 s.f. @ \$15	\$634,500		
Basement	11,845 s.f. @ 5	59,225		
Dep.: Physical	30%	693,725		
Functional	20%			
Economic	5% 55%	381,549	312,176	
			381,176	\$381,200

MARKET COMPARISON:

Sales Most Comparable				
11,472 s.f. @ \$ 32.00	\$	367,104	367,100	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 stores	150	175	525	
2 stores	125		250	
1 bar (L)	300		300	
1 shop	50		50	
1 shop	35		35	
3-3 rm. apt.	60		180	
39-2 rm.	55		2,145	
18-1 rm.	40		720	
			4,205 x 85 =	
			357,425	357,400

LAND	\$	69,000
IMPROVEMENTS		301,000

MARKET VALUE OF PROPERTY \$ 370,000

EDDY STREET

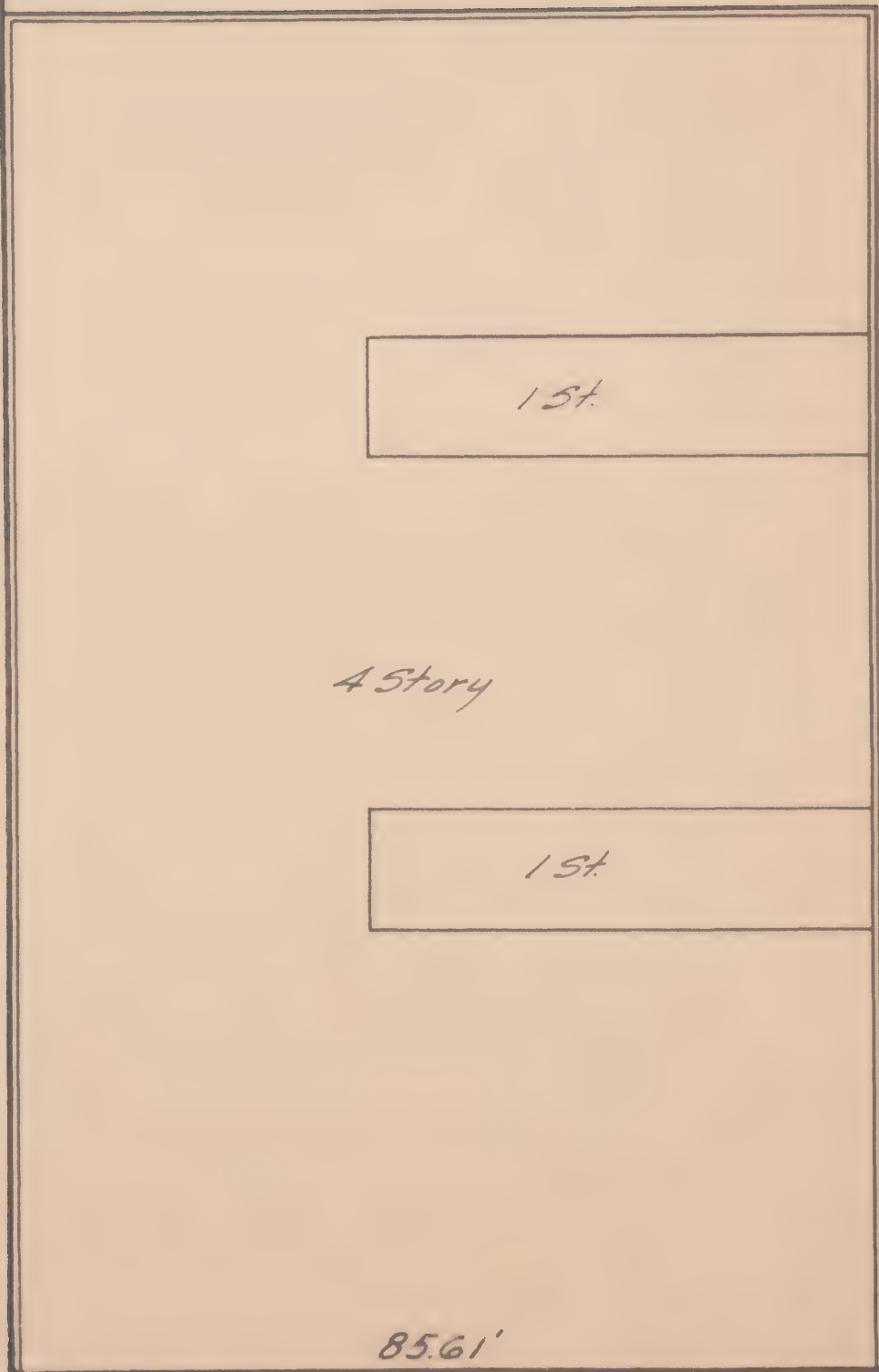
#1475-71

#1483-77

#1260-52

#1248-46

FILLMORE STREET



1st

4 Story

1st

85.61'

134'



APPRaisal

44
42-8

OWNER: Herbert Gilmore et ux
PROPERTY ADDRESS: 1220-24 Fillmore

PARCEL NO. 749-4C
DATE ACQ: 6-3-57

OWNER'S ADDRESS: 1429 Lyon

IRS: \$18.70
CONSID: \$17,500
BEST USE: Same

ZONING: C-2 PRESENT USE: Com.

ASSESSED VALUE: Land \$ 4,800.00
Imps. 3,100.00
\$ 7,900.00

TAXES: \$ 656.50

LAND: DIMENSION Irregular = 2,133 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 45

A 1 st. conc. store bldg. with stg. bsmt. used as cafe; and 2 small shops. Some renovation in cafe but poor maintenance.

SUMMATION APPROACH:

Rounded to

Land	2,133 s.f. @ \$5.49+	\$ 11,700	
Improvements	2,116 s.f. @ 4.00	8,464	
		<u>20,164</u>	\$20,200

MARKET COMPARISON:

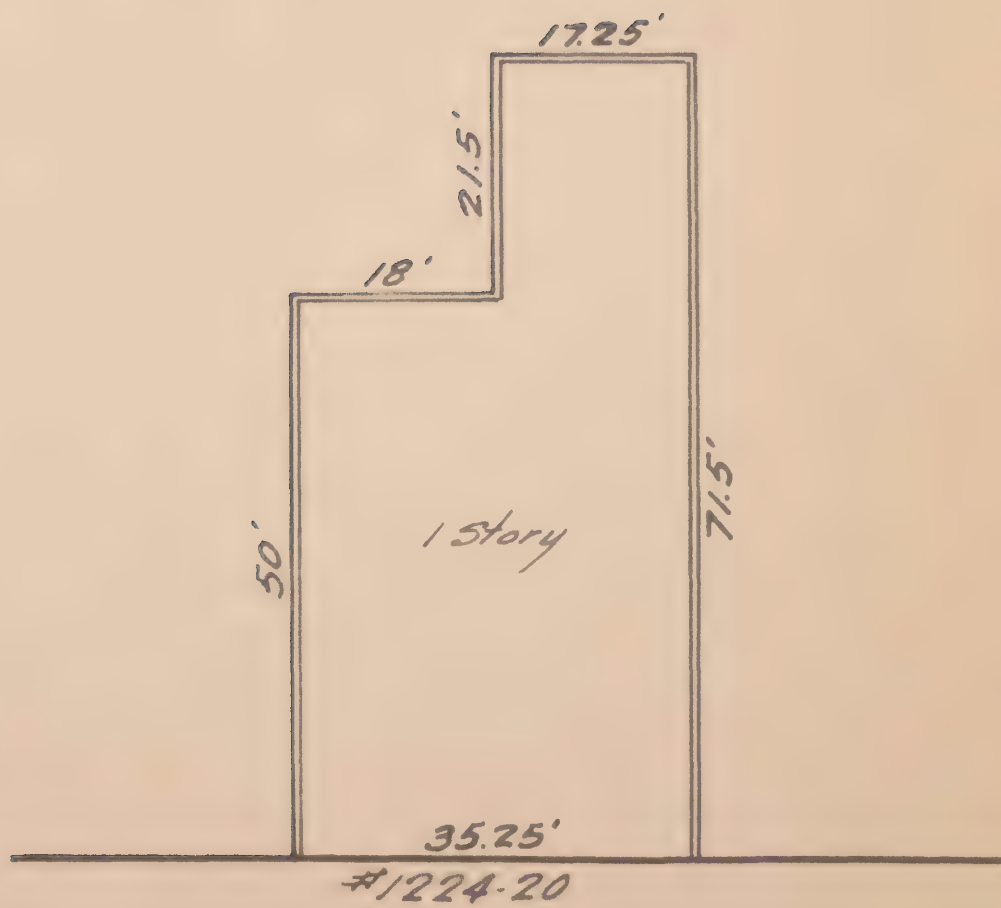
Sales Most Comparable	684-23; 779-8		
	2,133 s.f. @ \$ 10.00	\$ 21,330	21,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cafe	Owner		150	
2 shops	55		110	
			<u>260</u> x 85	22,100

LAND	\$ 11,700
IMPROVEMENTS	<u>9,300</u>

MARKET VALUE OF PROPERTY \$ 21,000



FILLMORE STREET



APPRaisal

AA
42-7

OWNER: Vincent S. Palmini et ux
PROPERTY ADDRESS: 1236-40 Fillmore

PARCEL NO. 749-4D
DATE ACQ: 12-20-50

OWNER'S ADDRESS: 524 Gellert Dr.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Com.

ASSESSED VALUE: Land \$ 4,800.00
Imps. 3,100.00
\$ 7,900.00

TAXES: \$ 656.50

LAND: DIMENSION Irregular = 2,133

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

A 1 st. reinforced conc. store bldg. with stg. bsmt. It contains a cafe and 1 store. Fair maintenance but no renovation.

SUMMATION APPROACH:

Rounded to

Land	2,133 s.f. @ \$5.49±	\$ 11,700	
Improvements	2,116 s.f. @ 4.00	8,464	
		<u>20,164</u>	\$20,200

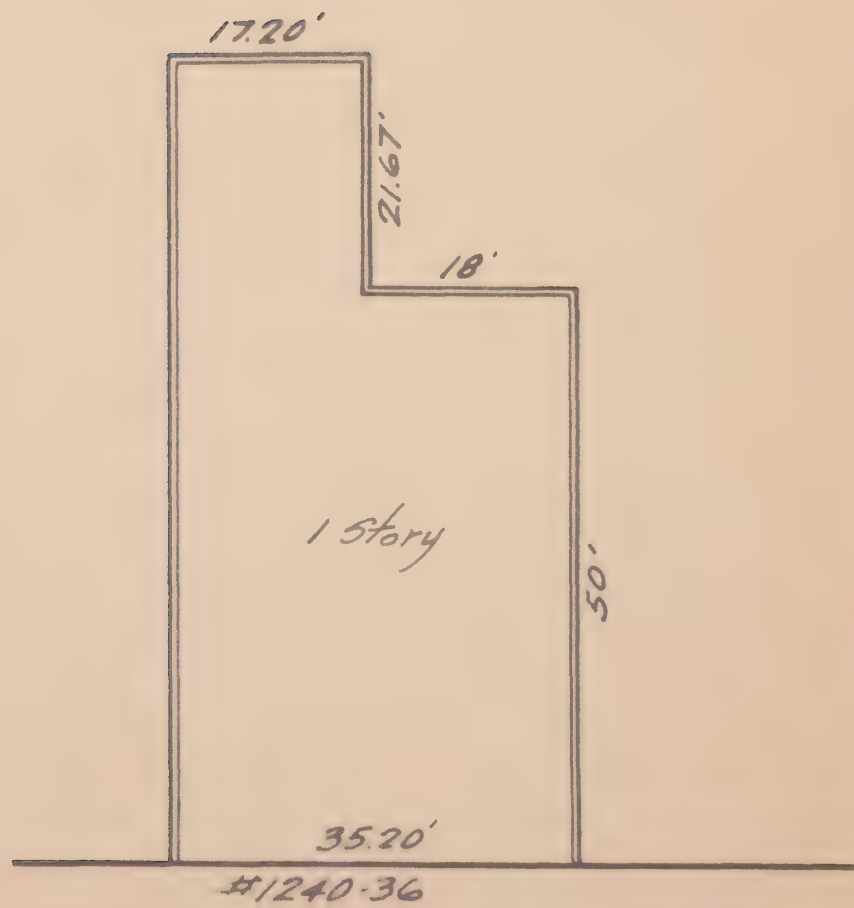
MARKET COMPARISON:

Sales Most Comparable	684-23; 779-8		
	2,133 s.f. @ \$ 10.00	\$ 21,330	21,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Cafe	Owner		150	
Store	Vacant		110	
			<u>260</u> x 85	22,100

LAND	\$ 11,700
IMPROVEMENTS	<u>9,300</u>
MARKET VALUE OF PROPERTY	\$ 21,000



FILLMORE STREET





APPRaisal

44
42-6 plh

OWNER: Pamphill Tesluck et al
PROPERTY ADDRESS: 1200-16 Fillmore

PARCEL NO. 749-5
DATE ACQ: 6-27-57

OWNER'S ADDRESS: 5646 Geary Blvd.

IRS: \$68.75
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Com.

ASSESSED VALUE: Land \$ 22,090.00
Imps. 17,300.00
\$ 39,390.00

TAXES: \$ 3,647.92

LAND: DIMENSION 85.5 x 130 = 11,115

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 45

A 1 st. reinforced conc. store bldg. with full bsmt. It contains 2 stores used as a church, a newspaper office, a bar, a grocery and meat market and a print shop. Some renovation but little maintenance. All fixtures and equipment in print shop, grocery and bar are treated as personal property.

SUMMATION APPROACH:

Rounded to

Land	11,115 s.f. @ \$6.03+	\$ 67,000	
Improvements	11,115 s.f. @ 3.00	\$33,345	
Basement		5,000	
		38,345	
		105,345	\$105,300

MARKET COMPARISON:

Sales Most Comparable 678-15,-16; 750-2
11,115 s.f. @ \$ 9.00

\$ 100,035 100,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Church	85		100	
Office	100		100	
Market (L)	650		400	
Printers	250		250	
Bar	200		200	
			1,050	x 100
				105,000

LAND \$ 67,000
IMPROVEMENTS 38,000

MARKET VALUE OF PROPERTY \$ 105,000



#1216-12

#1208-00

FILLMORE STREET

TURK STREET





APPRaisal

OWNER: Frank Ma et ux
PROPERTY ADDRESS: 1459-63 Eddy

PARCEL NO. 749-6
DATE ACQ: 6-2-60

OWNER'S ADDRESS: 735 Jackson

IRS: \$27.50
CONSID: \$43,000
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,540.00
Imps. 12,350.00
\$ 14,890.00

TAXES: \$ 1,237.36

LAND: DIMENSION 44.87 x 86.04 = 3,861 s.f.

IMPROVEMENTS: Condition Fair Effective Age 35

A 3 st. fr. and stucco apt. hse with 2 garages and stg. space (used as church) on 1st flr., 3-3 rm. and 1-2 rm. apt. on 2nd flr. and on 3rd flr. 2-2 rm., 1-4 rm. and 1-3 rm. apts. Fair maintenance but no renovation.

SUMMATION APPROACH:

Rounded to

Land	3,861 s.f. @ \$4.92+	\$ 19,000	
Improvements	6,050 s.f. @ 3.25	\$19,663	
	3,638 s.f. @ 1.25	4,548	
		24,211	
		43,211	\$43,200

MARKET COMPARISON:

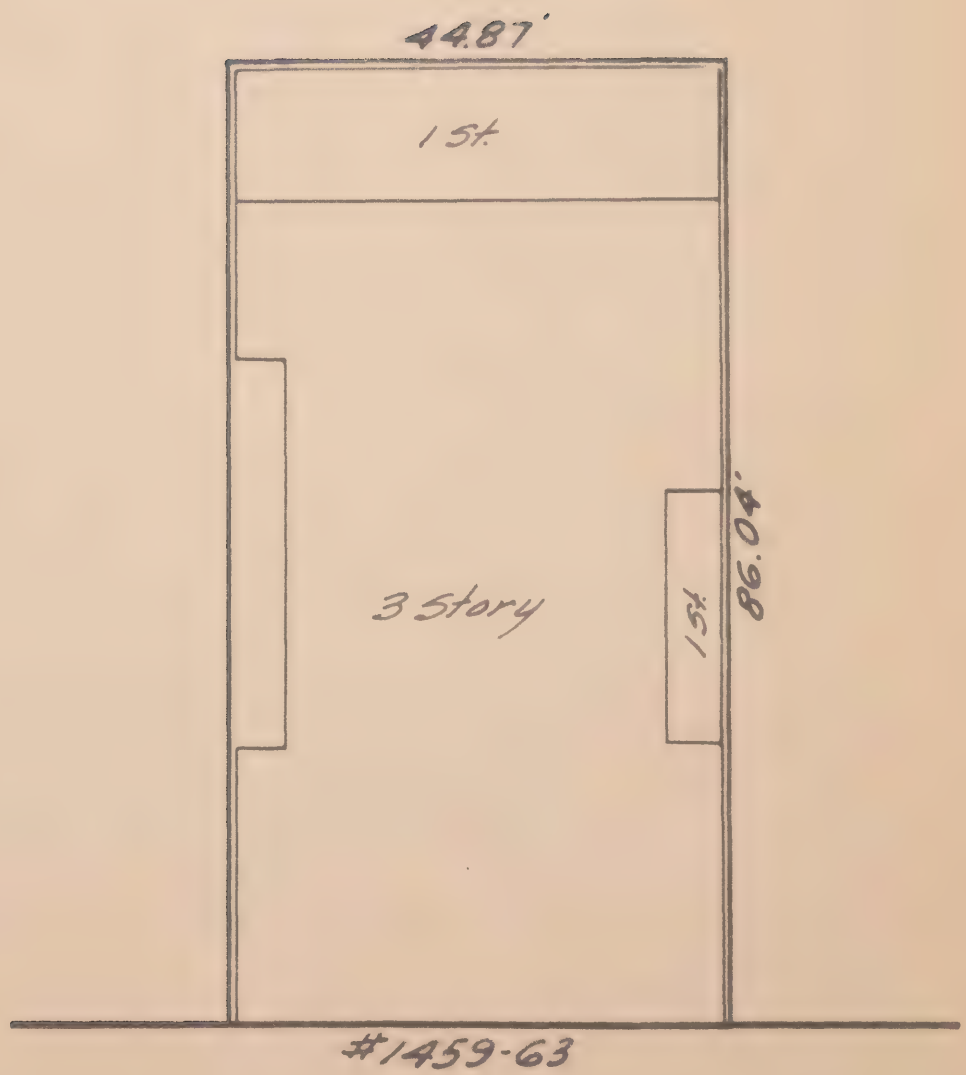
Sales Most Comparable	749-2; 1126-30		
	3,861 s.f. @ \$ 11.50	\$ 44,401	44,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Church	?		35	
3-3 rm.	68	70	210	
3-2 rm.	55		165	
1-3 rm.	65		65	
1-4 rm.	75		75	
			550 x 85 =	
			46,750	46,800

LAND	\$ 19,000
IMPROVEMENTS	25,000

MARKET VALUE OF PROPERTY \$ 44,000



EDDY STREET



APPRAISAL

42-4

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 1445 Eddy

PARCEL NO. 749-6A
DATE ACQ: 6-5-59

OWNER'S ADDRESS: Unknown

IRS: \$0.55
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,030.00
Imps. 18,550.00
\$ 21,580.00

TAXES: \$ 1,793.30

LAND: DIMENSION 50± x 102.27± = 5,116 s.f.

IMPROVEMENTS: Condition Good-to-fair Effective Age 30
A high bsmt. 3 st. fr. and stucco bldg. with 7 garages and
stg. in bsmt., 2-3 rm. and 3-2 rm. apts. on ea. of the upper
flrs. Fair maintenance but little renovation.

SUMMATION APPROACH:

Rounded to

Land	5,116 s.f. @ \$4.89±	\$ 25,000	
Improvements	11,598 s.f. @ 6.75	\$78,287	
Basement		3,000	
		81,287	
		106,287	\$106,300

MARKET COMPARISON:

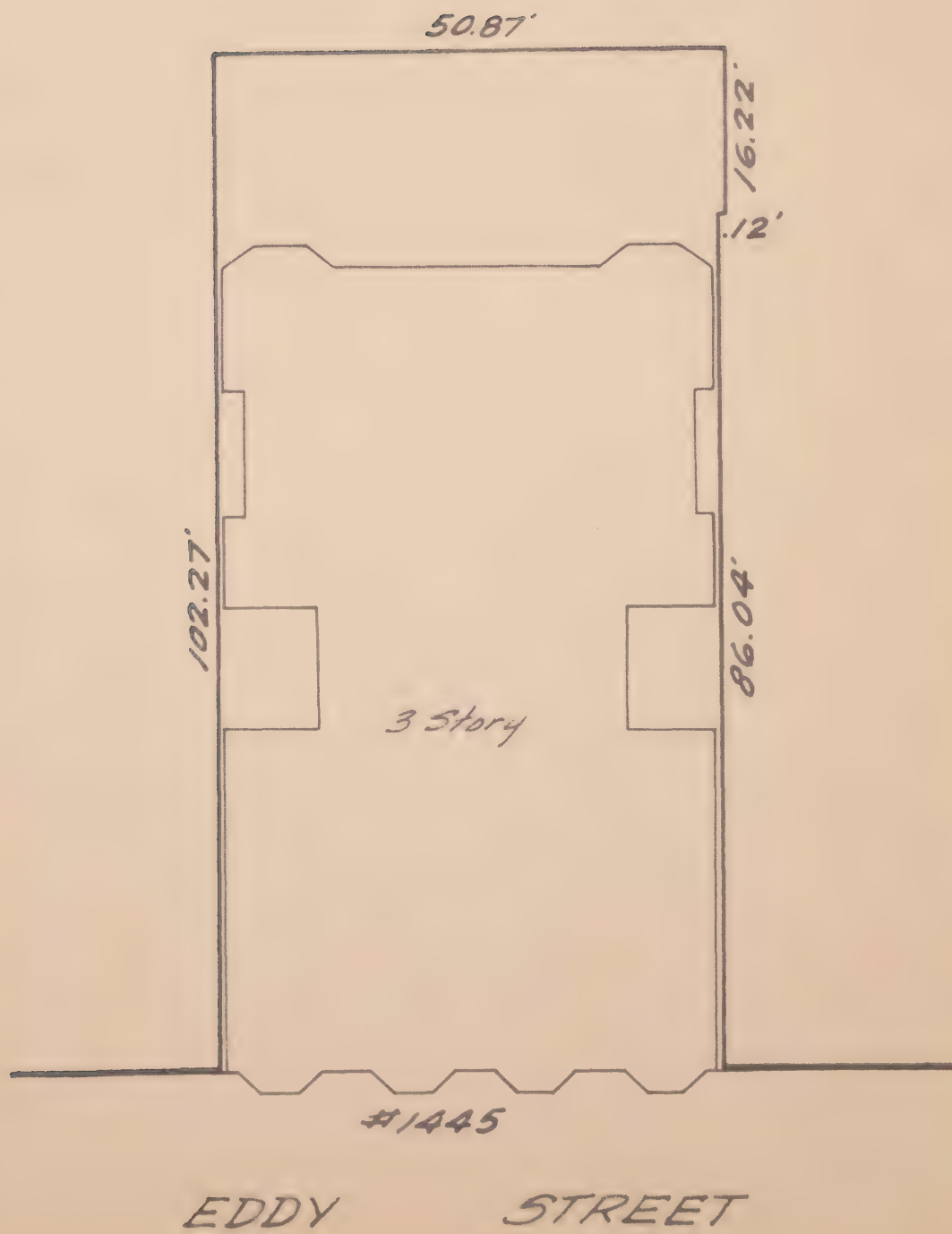
Sales Most Comparable	653-28; 653-27		
5,116	s.f. @ \$ 21.00	\$ 107,436	107,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 rm.	75	80	480	
9-2 rm.	65		585	
7 garages	5	10	70	
			1,135 x 95 =	
			107,825	107,800

LAND	\$ 25,000
IMPROVEMENTS	81,000

MARKET VALUE OF PROPERTY \$ 106,000





APPRAISAL

OWNER: Russell W. Wasser
PROPERTY ADDRESS: 1435 Eddy

PARCEL NO. 749-6B
DATE ACQ: 7-2-59

4A
42-3 ptn
see
3c

OWNER'S ADDRESS: 43 Edinburgh

IRS: \$67.70
CONSID: \$57,000
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,270.00
Imps. 13,500.00
\$ 15,770.00

TAXES: \$ 1,310.48

LAND: DIMENSION 37.5 x 102.27 = 3,835 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±
A high bsmt. 3 st. fr. and stucco bldg. with 4 garages and stg.
in basement, 1-3 rm. and 3-2 rm. apts. on 1st flr. and 4-2 rm.
apts. on ea. of the upper flrs. Needs more work than most of the
others in the block.

SUMMATION APPROACH:

Rounded to

Land	3,835 s.f. @ \$4.83+	\$ 18,500	
Improvements	8,135 s.f. @ 5.50	\$44,743	
Garages		1,500	
		46,243	
		64,743	\$64,700

MARKET COMPARISON:

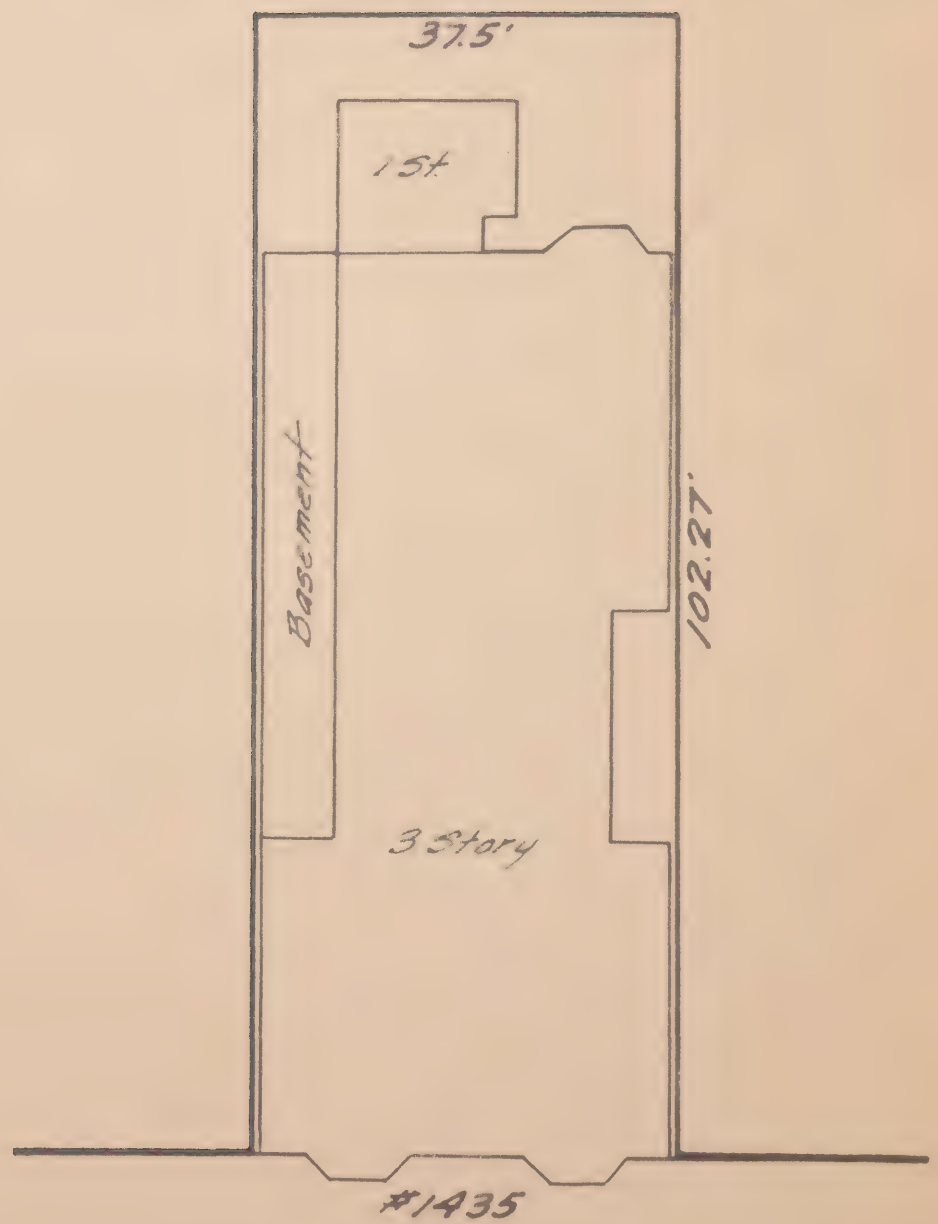
Sales Most Comparable	749-6; 726-14B		
	3,835 s.f. @ \$ 17.00	\$ 65,195	65,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
1-3 rm.	\$ 75	\$	\$ 75	
11-2 rm.	65		715	
4 garages	10		40	
			830 x 80	66,400

LAND	\$ 18,500
IMPROVEMENTS	46,500

MARKET VALUE OF PROPERTY \$ 65,000



EDDY STREET





APPRAISAL

4A
42-2

OWNER: Est. of Tom Y. Yamane
PROPERTY ADDRESS: 1431 Eddy

PARCEL NO. 749-6C
DATE ACQ: Prior 1954

OWNER'S ADDRESS: c/o Miyako Fujihara
1431 Eddy
ZONING: R-3 PRESENT USE: Apts.

IRS: -
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 2,270.00
Imps. 13,100.00
\$ 15,370.00

TAXES: \$ 1,277.24

LAND: DIMENSION 37.5 x 102.27 = 3,835 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

A high bsmt., 3 st. fr. and stucco bldg. with 4 garages and stg. in bsmt. and 4-2 rm. apts. on ea. of the upper flrs. No renovation, only average maintenance.

SUMMATION APPROACH:

Rounded to

Land	3,835 s.f. @ \$4.83±	\$ 18,500	
Improvements	7,908 s.f. @ 5.50	\$43,494	
Garages		1,500	
		44,994	
		63,494	\$63,500

MARKET COMPARISON:

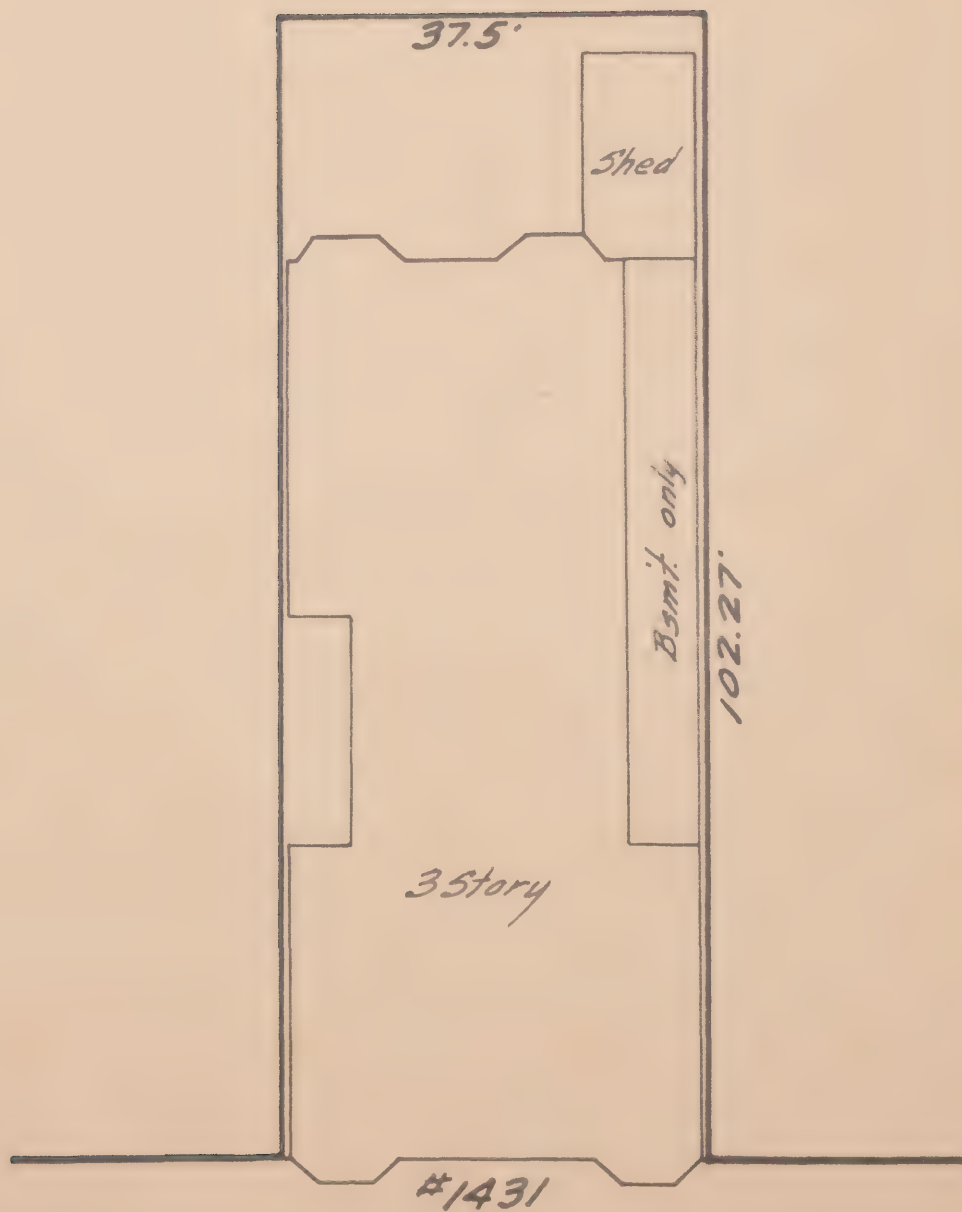
Sales Most Comparable	749-6B; 749-6; 726-14B		
3,835 s.f. @ \$	16.50	\$ 63,278	63,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
7-2 rm.)	55)			
3-2 rm.	50)			
1-2 rm.	57) 12-2 rm.	65	780.00	
1-2 rm.	60)			
4 garages	7	10	40.00	
			820.00 x 80	65,600

LAND	\$ 18,500
IMPROVEMENTS	45,500

MARKET VALUE OF PROPERTY \$ 64,000



EDDY

STREET

BLOCK 750

	NAME	LAND	IMPS	TOTAL
-1	Dennis Carlen	\$ 91,000	\$134,000	\$225,000 ✓
-2	Pamphill Tesluck	58,500	38,500	97,000 ✓
-4B	Gussie Gross	66,500	47,000	113,500 ✓
-11	Rita Berka	25,500	10,000	35,500 ✓
-12	Andrew J. Creely	9,000	15,500	24,500 ✓
-13,-14	Wm. Rieger	18,000	32,000	50,000 ✓
-15	Loveless Jones	9,000	10,500	19,500 ✓
-16	Beulah V. McDonald	14,500	5,000	19,500 ✓
-17,-18	Cal Pac Title Co.	<u>18,000</u>	<u>17,500</u>	<u>35,500</u> ✓
		\$310,000	\$310,000	\$620,000



APPRAISAL

OWNER: Dennis Carlen et ux
PROPERTY ADDRESS: 1245-99 Fillmore

PARCEL NO. 750-1
DATE ACQ: 11-18-44

OWNER'S ADDRESS: 1299 Fillmore

IRS: -

CONSID: N.S.

ZONING: C-2

PRESENT USE: Bowling Alley Apt. & stores
BEST USE: Present

ASSESSED VALUE: Land \$ 29,095.00
Imps. 28,000.00
\$ 57,095.00

TAXES: \$ 4,744.60

LAND: DIMENSION 137.5 x 110 = 15,125 s.f.

IMPROVEMENTS: Condition Fair-to-good

Bowling Alley 20
Effective Age Rest of bldg. 40+

Actually 2 bldgs. combined into 1. The bowling alley section consists of 12 Brunswick lanes, 6 telescope projectors, 2 restrms. and a counter on the 1st, a mez. area, & office areas on 2nd. The cor. bldg. consists of 4 stores on ground level and 10-2 rm. apts. on 2nd. The bldg. is of masonry const. with steel truss roof. App. incl. bar fixtures

SUMMATION APPROACH: est. at \$4,500.

Rounded to

Land 15,125 s.f. @ \$6.02+ \$ 91,000
Improvements Bowling Alley Section incl.
12 lanes - 16,500 s.f. @ \$5.45 \$89,925
Cor. bldg. 15,133 s.f. @ 2.75 41,616
Bar fixtures (owners') 4,500

136,041
227,041 \$227,000

MARKET COMPARISON:

Sales Most Comparable None (see 732-15)
15,125 s.f. @ \$ 15.00

\$ 226,875 226,900

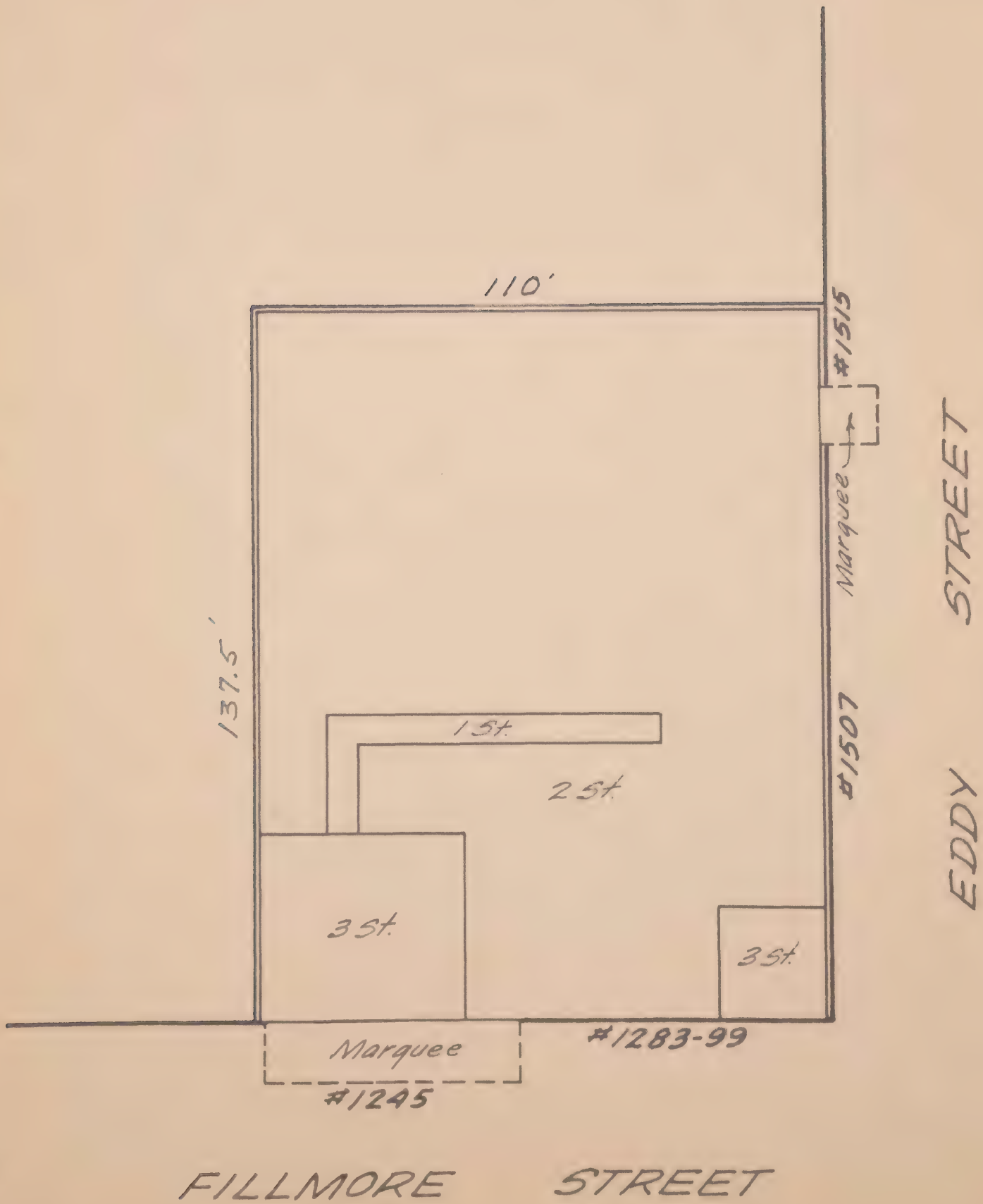
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
*Bowling Alley (L)	300		425	
Cor. bar	Owner		400	
Luncheonette	75		100	
Liquor St.	being renovated		300	
1235 Fillmore	Vacant		250	
10-2 rm. apt.	50	65	650	
			2,125 x 100	212,500

*All bowling facilities installed by Lessee.

LAND \$ 91,000
IMPROVEMENTS 134,000

MARKET VALUE OF PROPERTY \$ 225,000





APPRAISAL

45
23-10

OWNER: Pamphill Tesluck
PROPERTY ADDRESS: 1225-33 Fillmore

PARCEL NO. 750-2
DATE ACQ: 4-20-59

OWNER'S ADDRESS: 1225 Fillmore

IRS: \$110.00
CONSID: \$100,000 Ind.
BEST USE: Present

ZONING: C-2 PRESENT USE: Com.

ASSESSED VALUE: Land \$ 18,630
 Imps. 20,100
 \$ 38,730

TAXES: \$ 3,218.46

LAND: DIMENSION Irregular - 10,646

s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50 +
A 2 st. conc. com. bldg. consisting of a vacant 2nd story area
formerly a skating rink and 6 stores below.

SUMMATION APPROACH:

Rounded to

Land	10,646 s.f. @ \$5.50+	\$ 58,500	
Improvements	23,261 s.f. @ 1.65	38,381	
		<u>96,881</u>	\$96,900

MARKET COMPARISON:

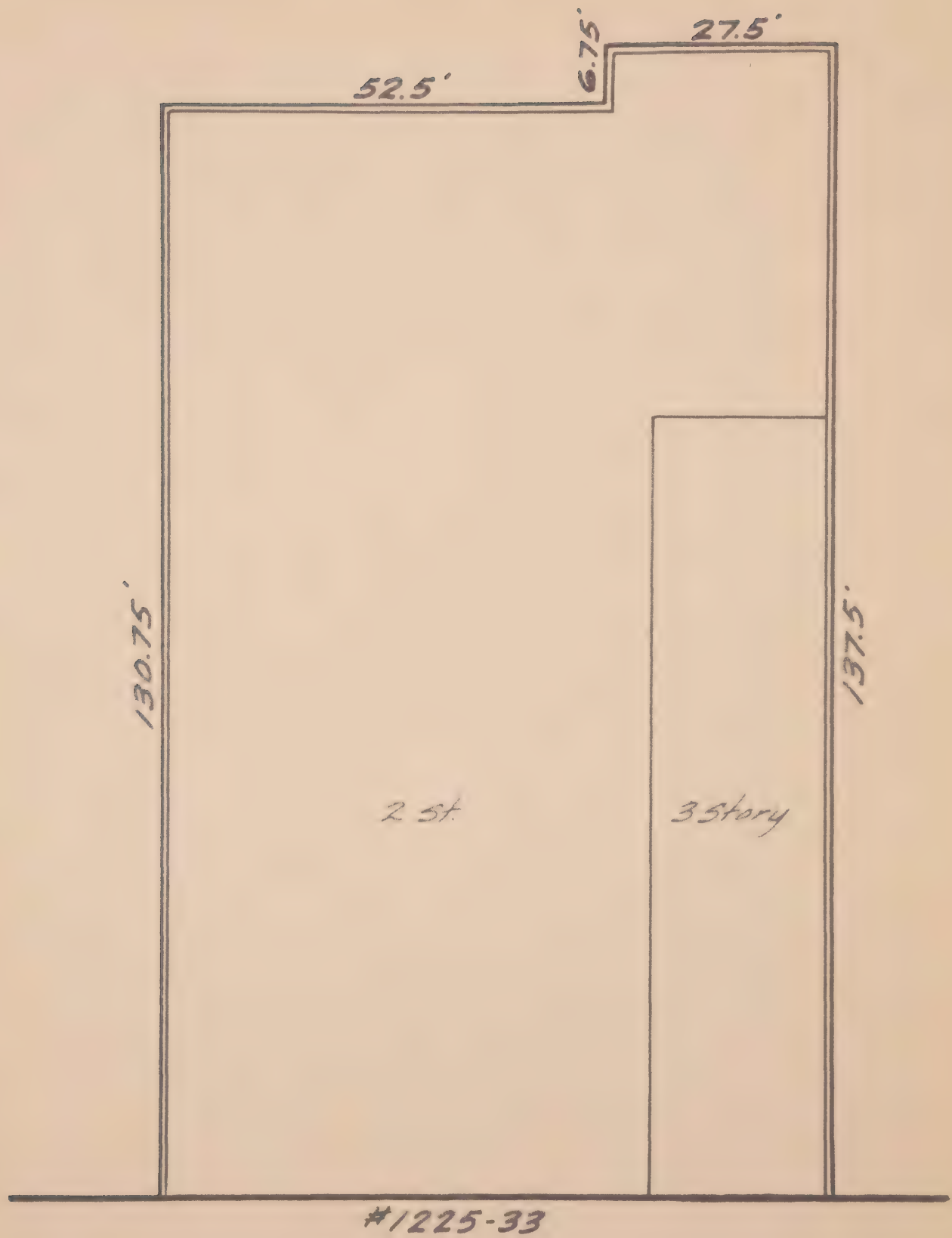
Sales Most Comparable	707-4		
	10,646 s.f. @ \$ 9.00	\$ 95,814	95,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2nd flr.	Vacant		500
Rear St.			
(1432 Turk)	Vacant		75
1225 Fillmore			
(Pool hall)	150		150
1227 Fillmore			
(Barber shop)	125		100
1229 Fillmore			
(Camera Shop)	100		100
1231 Fillmore			
(bootblack)	85		85
1233 Fillmore			
(restaurant)	Vacant-Equipped		150
			<u>1,160 x 85</u>
			98,600

LAND	\$ 58,500
IMPROVEMENTS	<u>38,500</u>

MARKET VALUE OF PROPERTY \$ 97,000



FILLMORE STREET



APPRaisal

OWNER: Gussie Gross
PROPERTY ADDRESS: 1201-19 Fillmore

PARCEL NO. 750-4B
DATE ACQ: 8-2-40

OWNER'S ADDRESS: 200 Braemar Rd., Oakland

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: 35 rm. hotel
and 9 stores

ASSESSED VALUE: Land \$ 22,075.00
Impe. 9,000.00
\$ 31,075.00

TAXES: \$ 2,582.34

LAND: DIMENSION 85 x 130.75 = 11,114 s.f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±

A 2 st. fr. stucco 35 rm. hotel with 9 stores below.

SUMMATION APPROACH:

Rounded to

Land	11,114 s.f. @ \$5.98+	\$ 66,500	
Improvements	15,768 s.f. @ 3.00	47,304	
		<u>113,804</u>	\$113,800

MARKET COMPARISON:

Sales Most Comparable	756-11		
	11,114 s.f. @ \$ 10.25	\$ 113,919	113,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
		1,315	1,315 x 85 =	
			<u>111,775</u>	111,800

See attached sheet for rent schedules.

LAND	\$ 66,500
IMPROVEMENTS	<u>47,000</u>

MARKET VALUE OF PROPERTY \$ 113,500

PARCEL NO: 750-4B

RENT SCHEDULE AND LEASE INFORMATION

<u>ADDRESS</u>	<u>TYPE OF BUS.</u>	<u>LEASE</u>	<u>RENT</u>	<u>FAIR RENT</u>
	35 rm. hotel	Yes	200	250
1420 Turk	Cafe	Yes	150	150
	Parking		35	35
1414 Turk	Bar	No	Not dis.	100
1410 Turk	Barber	No	Not dis.	55
1201 Fillmore	Delicatessen	No	125	125
1203 Fillmore	Jewelry	Yes	60	75
1207 Fillmore	Liquor	No	Not dis.	150
1209 Fillmore	Used Clothing	Yes	75	75
1211 Fillmore	Shoe Repair	No	100	100
1215-17 "	Cafe	Yes	200	<u>200</u>
				\$1,315

TURK STREET

#1422-30

#1410-16

#1201-07

#1209-19

FILLMORE STREET

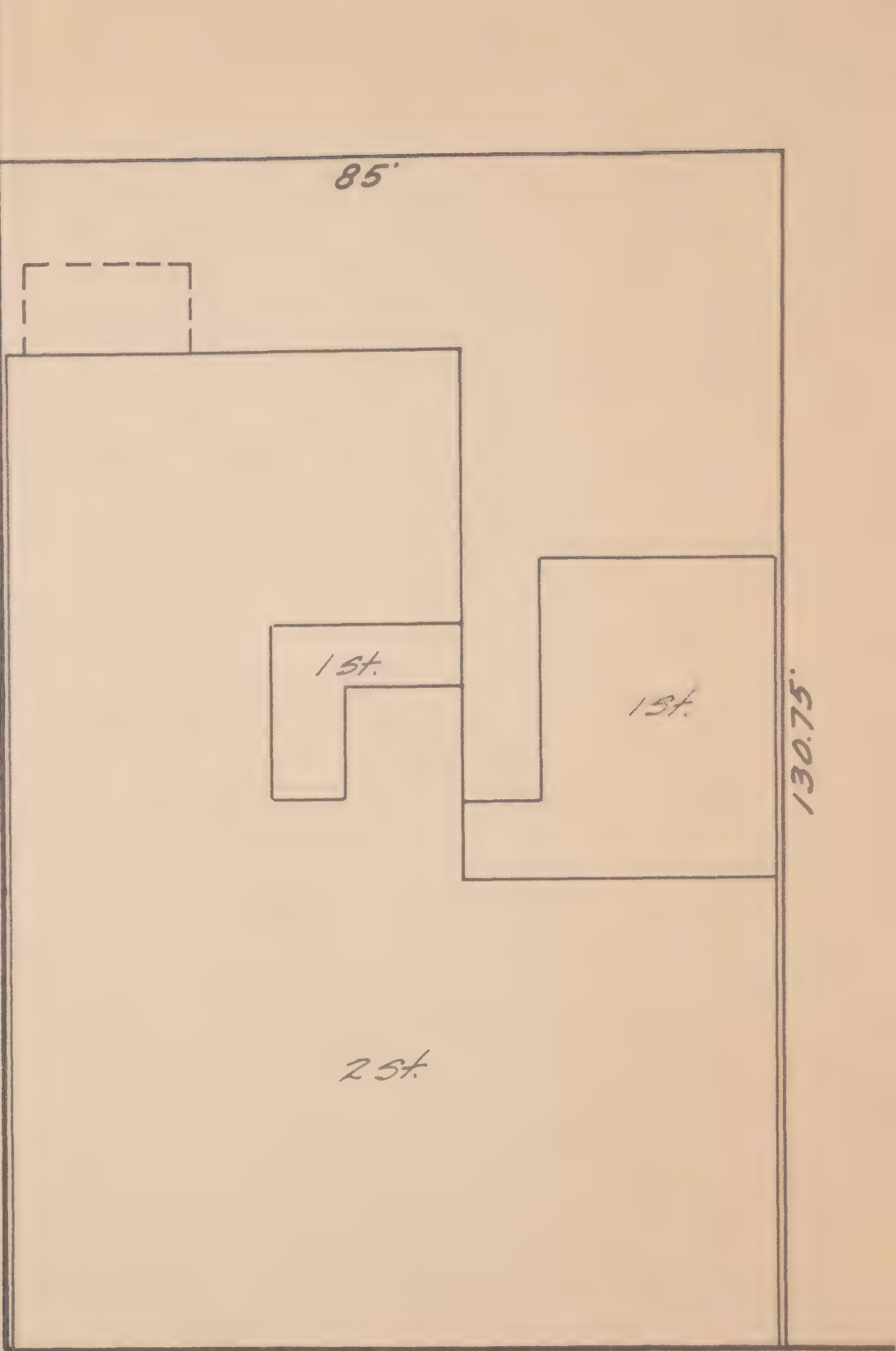
85'

130.75'

1st.

1st.

25'





APPRAISAL

45
73-8

OWNER: Rita Berka
PROPERTY ADDRESS: 1200 Steiner

PARCEL NO. 750-11
DATE ACQ: 11-24-54

OWNER'S ADDRESS: P.O. Box 556, Santa Rosa

IRS: \$23.10

ZONING: C-2

PRESENT USE: Service Sta.

CONSID: N.S.
BEST USE: Present

ASSESSED VALUE: Land \$ 5,330.00
Imps. 1,900.00
\$ 7,230.00

TAXES: \$ 600.82

LAND: DIMENSION 65 x 87.5 = 5,688

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A Richfield service station consisting of a metal gar. and office bldg with 2 restrms. and a metal canopy, 3 pumps with air and water wells on a pump island, 2 light standards, a hydraulic hoist with compressor, 6 motor oil dispensers (30 gal.), and a drinking fountain. 2 underground tanks (2,000 gal., 550 gal.)

SUMMATION APPROACH:

Rounded to

Land 5,688 s.f. @ \$4.48+ \$ 25,500
Improvements (see attached sheet) 10,000

\$35,500

MARKET COMPARISON:

Sales Most Comparable None (For Land Sale see 770-3)

s. f. @ \$

\$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Not obtainable		350	350 x 100	35,000

REMARKS: Was unable to obtain lease information from Richfield Corp. (Mr. Griffith) nor contact the owner.

LAND \$ 25,500
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 35,500

PARCEL NO: 750-11

SERVICE STATION IMPROVEMENTS:

Metal station bldg. - 915 s.f. @ \$12.00	\$10,980.00
Canopy 560 s.f. @ 4.00	2,240.00
3 pumps @ \$550	1,650.00
Air and water wells - 2 @ \$180.00	360.00
Pump island & piping	550.00
Underground tanks:	
2,000 gal.	425.00
550 gal.	160.00
Hydraulic hoist w/ compressor	850.00
Light standards - 2 @ \$200.00	400.00
Oil dispensers - 6 @ \$200	1,200.00
Paving - 4,213 s.f. @ \$0.25	1,053.00
Underground plumbing)	11,000.00
Underground electrical facilities)	
Cost New	30,868.00
Less Depreciation 67%	<u>20,668.00</u>
PRESENT VALUE	\$10,186.00

SAY \$10,000

Depreciation:	Economic	40%
	Physical	15%
	Functional	12%
		<u>67%</u>

STEINER STREET

STEINER STREET

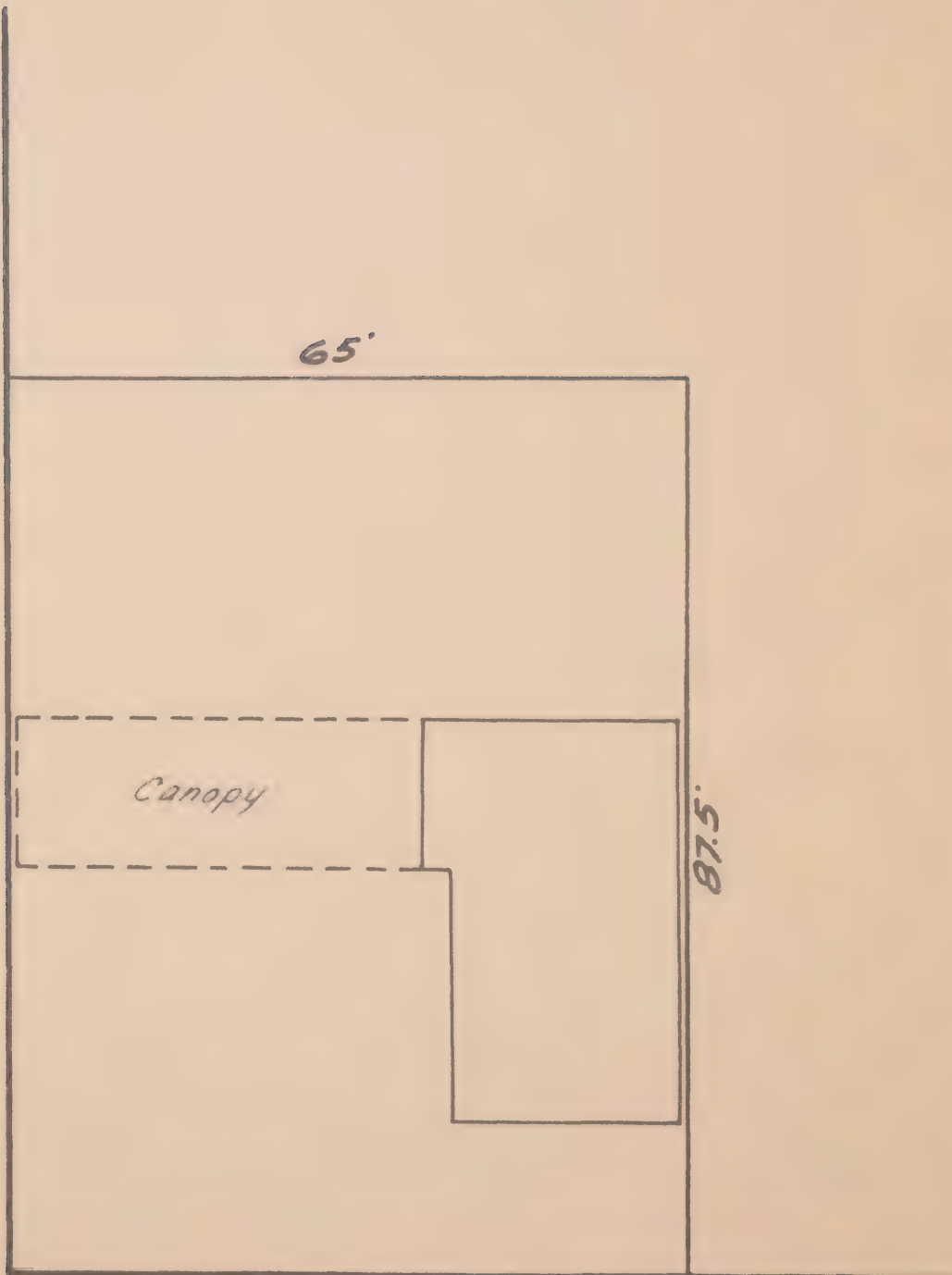
#1200

65'

Canopy

87.5'

TURK STREET





APPRAISAL

OWNER: Andrew J. Credy et ux
PROPERTY ADDRESS: 1210-12 Steiner

PARCEL NO. 750-12
DATE ACQ: 4-14-47

OWNER'S ADDRESS: 1210 Steiner

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: Dog & Cat Hospital

ASSESSED VALUE: Land \$ 1,330.00
Imps. 550.00
\$ 1,880.00

TAXES: \$ 156.22

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 2 st. fr. converted residential bldg. now a dog and cat hospital with living quarters above (9 rooms). Also dog pens (296 s.f.)

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.11+	\$ 9,000	
Improvements	3,601 s.f. @ 4.25	15,304	
		<u>24,304</u>	\$24,300

MARKET COMPARISON:

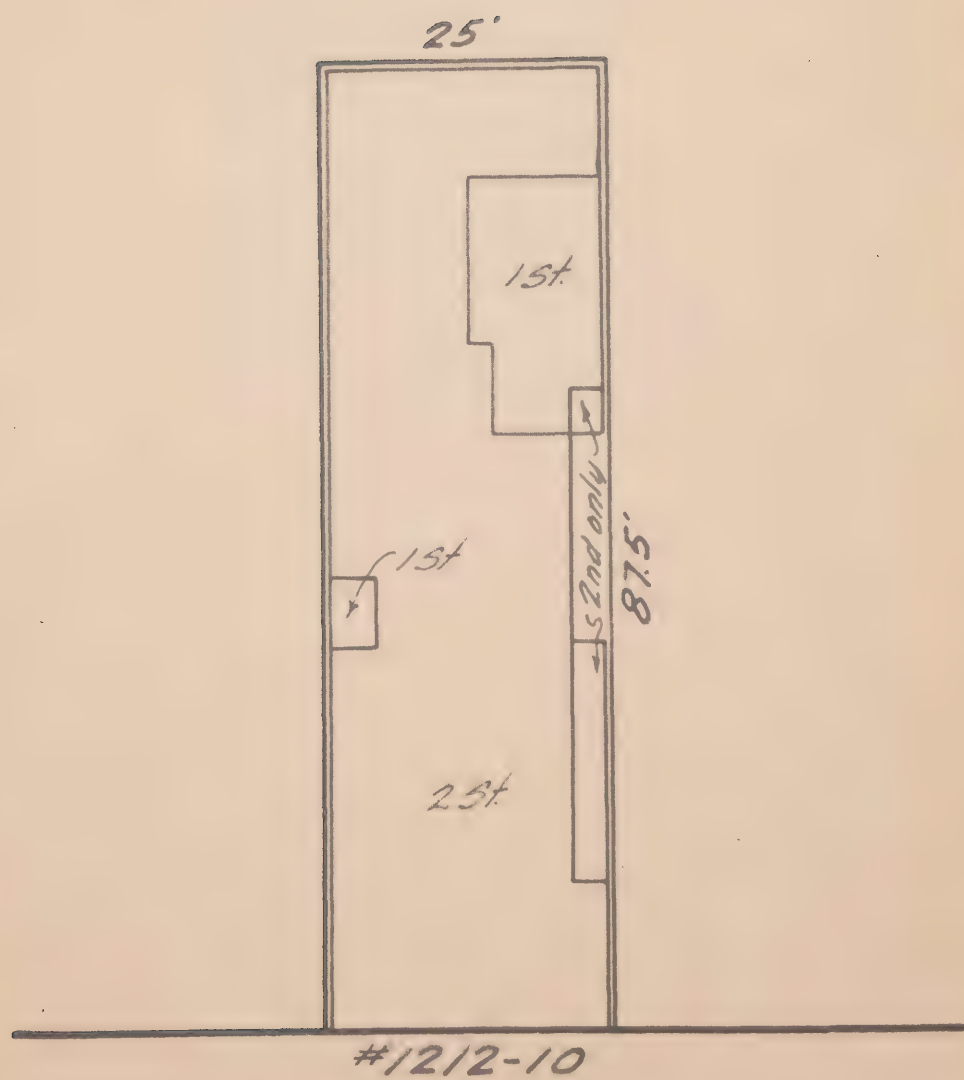
Sales Most Comparable	None		
	2,188 s.f. @ \$ 11.00	\$ 24,068	24,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Apt. Owner occupied			70	
Kennels, etc. (L) 250			250	
			<u>320</u> x 80	25,600

LAND	\$ 9,000
IMPROVEMENTS	<u>15,500</u>

MARKET VALUE OF PROPERTY \$ 24,500



STEINER STREET



APPRAISAL

OWNER: Wm. Rieger et al
 PROPERTY ADDRESS: 1228-30 Steiner (13)
 1236 Steiner (14)
 OWNER'S ADDRESS: 1228 Steiner

PARCEL NO. 750-13, -14
 DATE ACQ: 11-19-52
 5-17-55

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: C-2

PRESENT USE: 2 flats, gar., offices

ASSESSED VALUE: Land \$ 2,660.00
 Imps. 3,750.00
 \$ 6,410.00

TAXES: \$ 532.68

LAND: DIMENSION 25 x 87.5 (13) = 4,376 s.f.
 25 x 87.5 (14)

IMPROVEMENTS: Condition Good Effective Age 20 ±
 (13) A 3 st. fr. stucco 2 flat str. (1-5, 1-4) with ground flr. gar. and 2 offices.
 (14) A 2 st. fr. rustic siding 5 rm. flat with stg. gar. below. Also, a fr. shed at the rear.

SUMMATION APPROACH:

Rounded to

Land	4,376 s.f. @ \$4.11±	\$ 18,000	
Improvements			
(13)	4,071 s.f. @ \$5.00	\$20,355	
(14)	2,620 s.f. @ 4.50	11,790	
Shed	750 s.f. @ 1.00	750	
		<u>32,895</u>	
		50,895	\$50,900

MARKET COMPARISON:

Sales Most Comparable	683-12, -13; 773-26		
	4,376 s.f. @ \$ 11.00	\$ 48,136	48,100

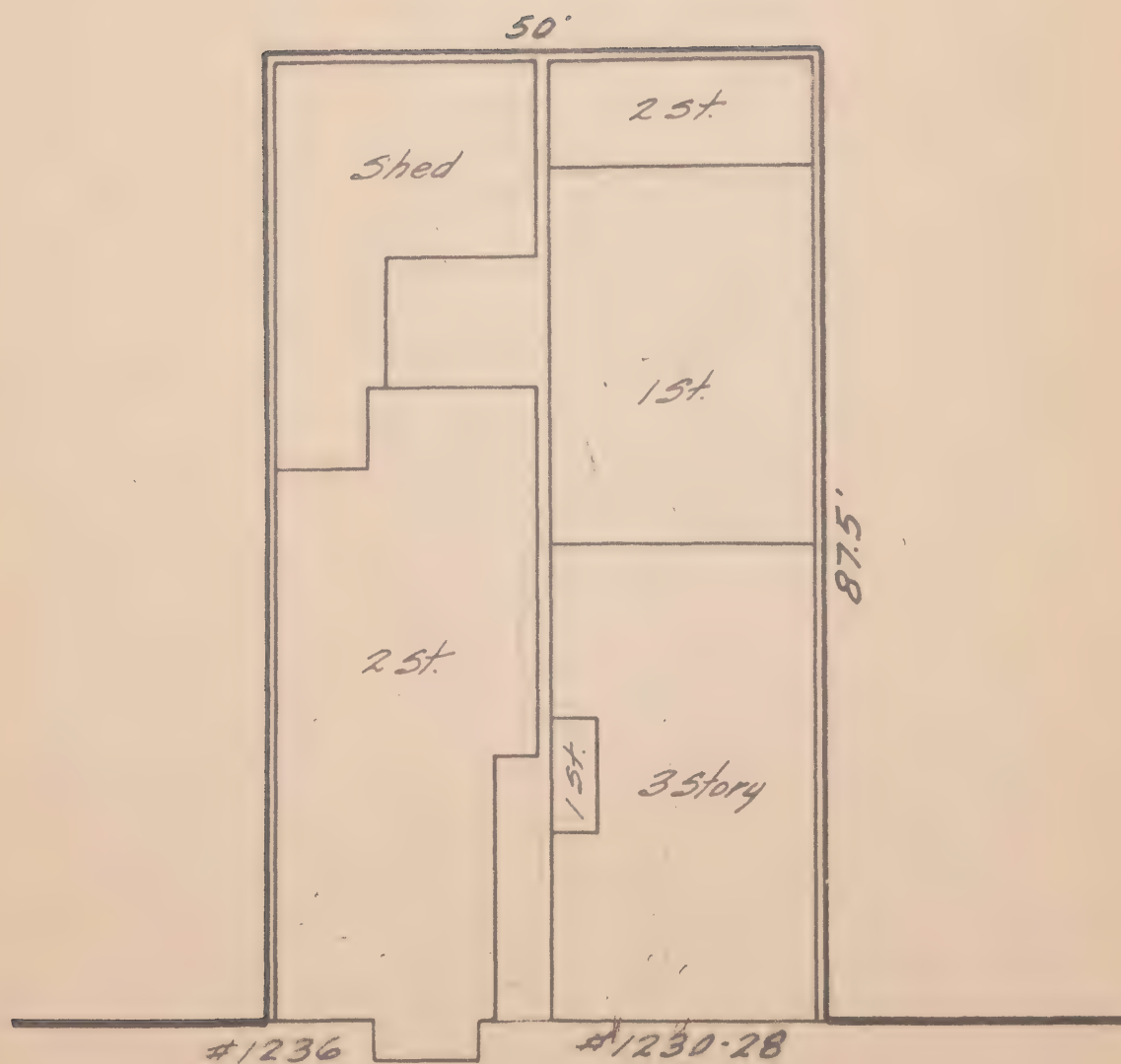
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	Owner		125	
2 flats	?	100	200	
Shop	Owner		75	
1 flat	?	90	90	
			<u>490</u> x 100	49,000

REMARKS: The bldg. has been completely remodeled and in top condition. The gar. area is utilized to repair boilers.

LAND	\$ 18,000
IMPROVEMENTS	32,000
	<u>50,000</u>

MARKET VALUE OF PROPERTY \$ 50,000



STEINER STREET



APPRAISAL

OWNER: Loveless Jones et ux
PROPERTY ADDRESS: 1242-44 Steiner

PARCEL NO. 750-15
DATE ACQ: 1-29-53

OWNER'S ADDRESS: 1242 Steiner

IRS: \$14.30
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,330.00
Imps. 1,150.00
\$ 2,480.00

TAXES: \$ 206.08

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 2 st. fr. 2-5 rm. flat bldg. w/ bsmt. gar. and stg.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.11±	\$ 9,000
Improvements	2,122 s.f. @ 4.50	\$9,549
Basement	1,061 s.f. @ 1.00	1,061
		<u>10,610</u>
		19,610

\$19,600

MARKET COMPARISON:

Sales Most Comparable 750-18; 730-2; 730-31
2,188 s.f. @ \$ 9.00

\$ 19,692

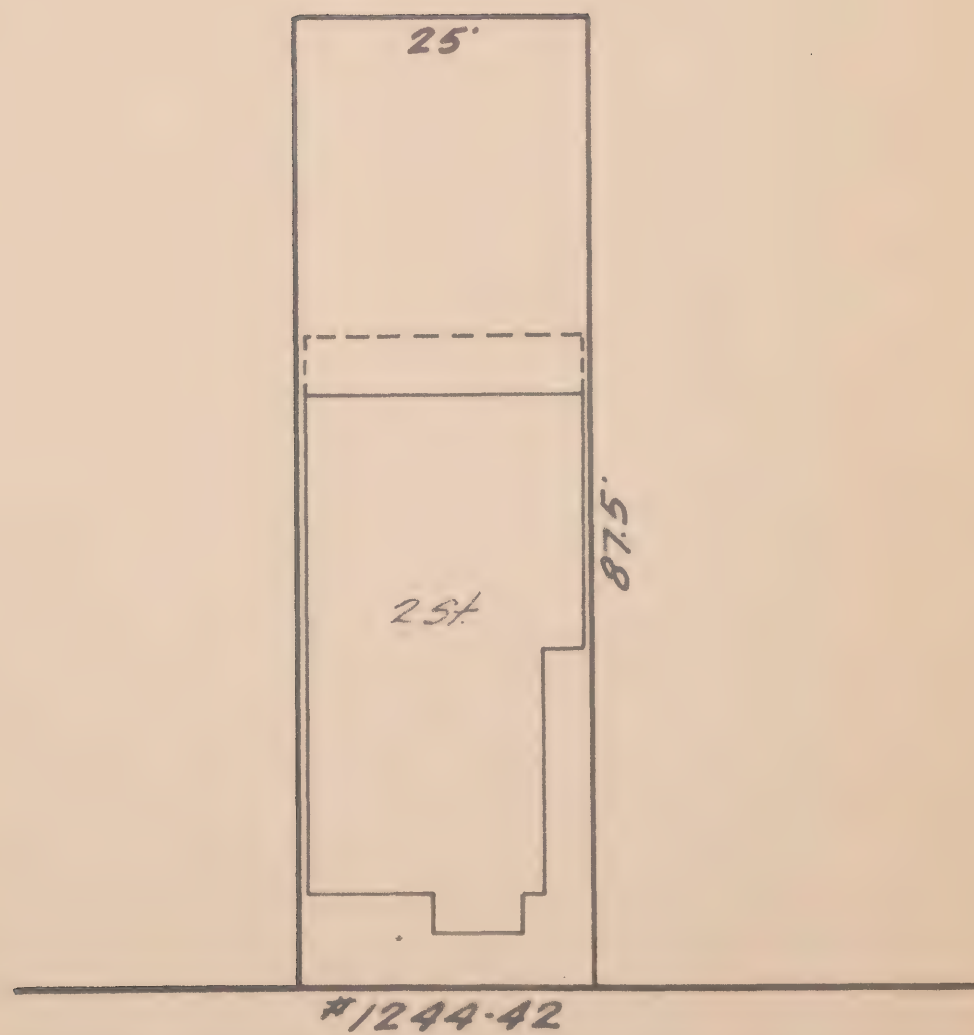
19,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	Owner		95
1-5	95		95
			<u>190</u> x 100
			19,000

LAND	\$ 9,000
IMPROVEMENTS	10,500
	<u>19,500</u>

MARKET VALUE OF PROPERTY \$ 19,500



STEINER STREET



APPRAISAL

OWNER: Cal. Pac. Title Ins. Co.
 PROPERTY ADDRESS: 1585-89 Eddy (17)
 1581-83 Eddy (18)
 OWNER'S ADDRESS: 3475 California

PARCEL NO. 750-17,-18
 DATE ACQ: Rec. 10-11-60
 2-18-60
 IRS: \$17.60-\$18.25
 CONSID: \$34,000
 BEST USE: Present

ZONING: C-2

PRESENT USE: 2-2 flat bldg

ASSESSED VALUE: Land \$ 2,860.00
 Imps. 3,050.00
 \$ 5,910.00

TAXES: \$ 491.12

LAND: DIMENSION 50 x 87.5 = 4,375

s. f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±
 (17) A 2 st. 2-5 rm. flat bldg. w/ bsmt. store (vacant),
 (18) A 2 st. 2-5 rm. flat bldg. w/ bsmt. gar.

SUMMATION APPROACH:

Rounded to

Land	4,375 s.f. @ \$4.11±	\$	18,000	
Improvements (17)	3,080 s.f. @ \$2.70	\$8,316		
Store	1,540 s.f. @ 1.00	1,540		
(18)	2,500 s.f. @ \$2.70	6,750		
Basement	1,250 s.f. @ \$1.00	1,250	17,856	
			35,856	\$35,900

MARKET COMPARISON:

Sales Most Comparable 750-17; 750-18; 665-19; 663-21
 4,375 s.f. @ \$ 8.00

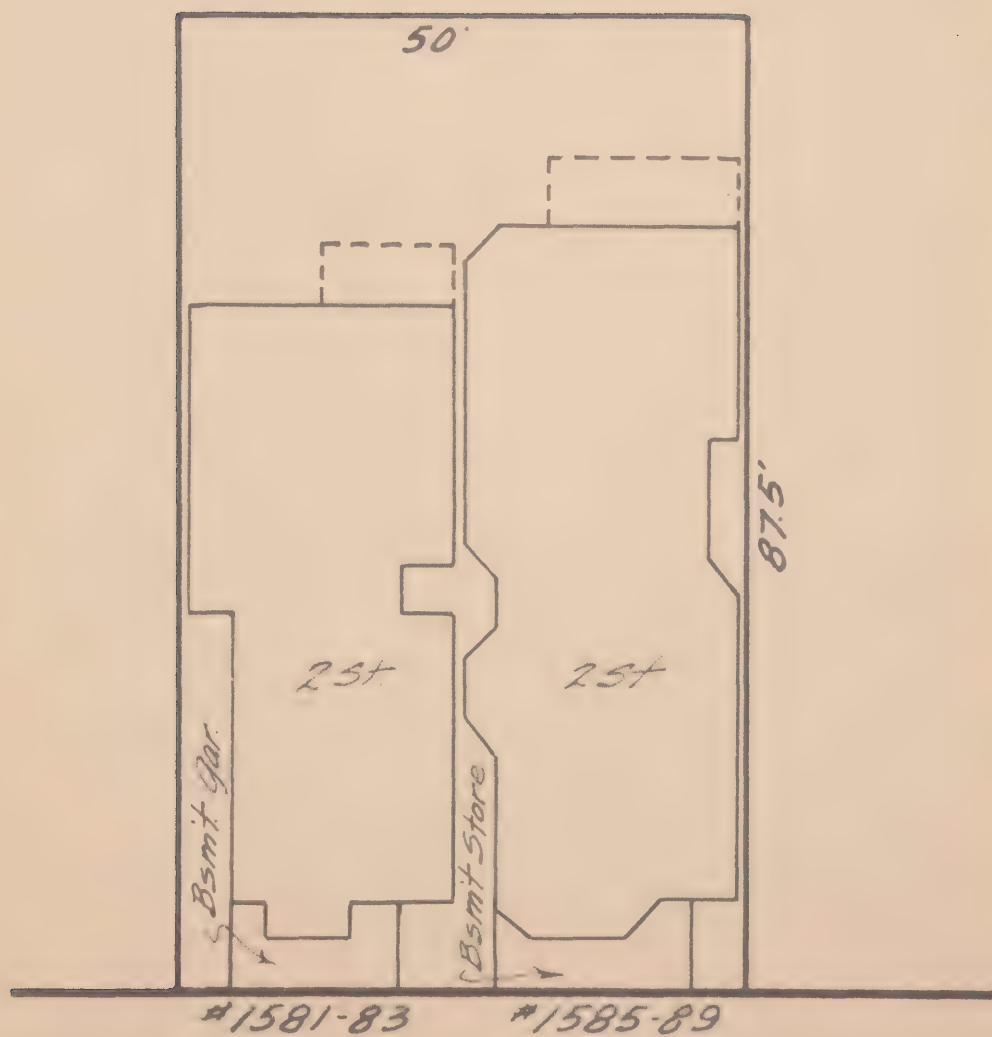
\$ 35,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
(17) 2-5 @ \$65	\$130.00	\$	170	
(18) 2-5 @ 80	160.00		160	
			330 x 105 =	
			34,650	34,700

LAND \$ 18,000
 IMPROVEMENTS 17,500

MARKET VALUE OF PROPERTY \$ 35,500



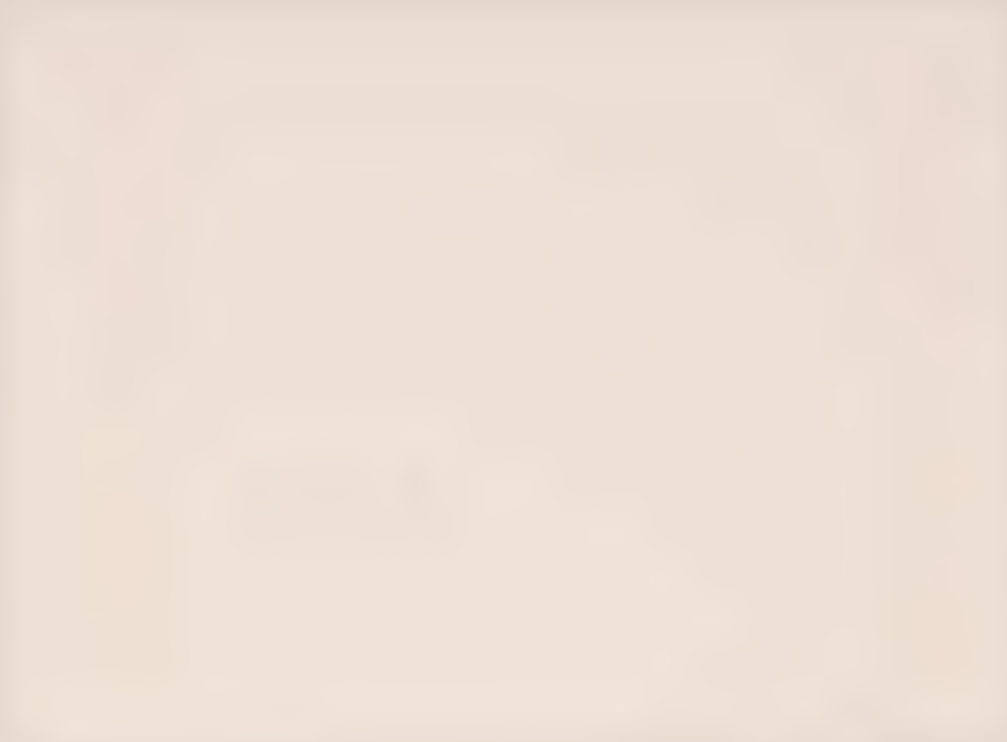
EDDY STREET

BLOCK 721

	NAME	LAND	IMPS	TOTAL
-1	Pactor & Kleiser Inv. Co.	\$530,000	\$170,000	\$700,000









APPRAISAL

46
44-1

OWNER: Foster & Kleiser Inv. Co.
PROPERTY ADDRESS: 1675 Eddy Street

PARCEL NO. 751-1
DATE ACQ: 1-2-25

OWNER'S ADDRESS: 1675 Eddy Street

IRS: None
CONSID: N.S.

ZONING: C-2

PRESENT USE: Office & Shop BEST USE: Same

ASSESSED VALUE: Land \$ 71,660.00
Imps. 79,500.00
\$ 151,160.00

TAXES: \$ 12,561-40

LAND: DIMENSION 275 x 412.5 = 113,438 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30

(1) A 2 st. reinforced conc. office bldg. with full bsmt. The 2nd flr height coincides with the exterior perimeter but has a large open court interior. The bldg. contains offices and an employee's cafeteria.

(2) A 1 st. and bsmt. conc. shop bldg.

(3) Misc. fr. shops and sheds, paving & fencing.

SUMMATION APPROACH

Rounded to

Land	113,438 s.f. @ \$4.67±	\$ 530,000
Improvements (1)	29,073 s.f. @ \$3.00	\$87,219
	17,440 s.f. @ 1.00	17,440
(2)	23,626 s.f. @ 2.00	47,252
	22,326 s.f. @ 0.50	11,163
(3)		5,000
		<u>168,074</u>

698,074

\$698,100

MARKET COMPARISON:

Sales Most Comparable 770-3; 771-1

113,438 s.f. @ \$ 6.25±

\$ 708,988

709,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 530,000
IMPROVEMENTS	<u>170,000</u>

MARKET VALUE OF PROPERTY \$ 700,000

BLOCK 754

	NAME	LAND	IMPS	TOTAL
-1,-19,-20	PIOMBO CONST. CO.	\$190,000	\$ 20,000	\$ 210,000 ✓
-3,-4	Mack Henry	22,000	6,000	28,000 ✓
-5	Krieger Realty Co.	32,000	44,000	76,000 ✓
-5A	Grady Sumpter	9,500	5,000	14,500 ✓
-5B	Inez Patton	8,000	6,000	14,000 ✓
-5C	Gloria Smallwood	8,000	5,000	13,000 ✓
-5D	Andrew Hickson	8,000	5,000	13,000 ✓
-5E	Sam Timmons	8,000	6,000	14,000 ✓
-5F	Gilbert O Mays	8,000	5,000	13,000 ✓
-5G	J.H. Thomas	8,000	6,000	14,000 ✓
-6	Pauline A. Kerber	20,500	69,500	90,000 ✓
-6A	Harry Y. Tsujimoto	20,500	69,500	90,000 ✓
-6B	Maria B. Twomey	35,000	125,000	160,000 ✓
-7	Bank of America	23,500	8,000	31,500 ✓
-8	Roland H. Willett	17,000	3,000	20,000 ✓
-9	Luther Dumas	14,500	15,000	29,500 ✓
-10	Frank Seifert	9,000	22,000	31,000 ✓
-11	N.J. Andreozzi	6,500	7,500	14,000 ✓
-12	Willie Wilder	16,500	12,500	29,000 ✓
-13	Arthur Stein	11,000	4,500	15,500 ✓
-14	Vidal Lapitan et ux	11,000	6,000	17,000 ✓
-15,-16	N.S. Andreozzi	42,500	32,500	75,000 ✓
-18	Henderson Houston	<u>11,000</u>	<u>9,000</u>	<u>20,000</u> ✓
		\$540,000	\$492,000	\$1,032,000









APPRaisal

OWNER: Piombo Construction Co.

PROPERTY ADDRESS: 1165 Steiner (1)

OWNER'S ADDRESS: 505 Pico Blvd., San Carlos
Props. fronting on Turk (19,20,21,22)

ZONING: C-2 PRESENT USE: See below

PARCEL NO: 754-1, -19, -20
DATE ACQ: -21, -22
11-6-46

BEST USE: C-2

ASSESSED VALUE: Land \$24,400.00
Imps. 8,250.00
\$32,650.00

TAXES: \$4,275.50

LAND: DIMENSION: Irregular = 36,759 s.f.

IMPROVEMENTS: Condition fair/poor

EFFECTIVE AGE: 50+

(19) This pcl. contains a carport with 1 brick side and a large 1 st. ind. type brick bldg. which extends across the rear of pcls. 20 and 21.

(20) This pcl. contains a portion of the above described brick str.

(21) This pcl. contains the rem. of the above described brick str. and a 2-st. fr. str. with 5 small rms. used as offices on 1st flr. and a 5 rm. flat on the 2nd flr.

(22) This pcl. contains a small 1 st. fr. office bldg. with 3 rms., a large carport with 1 brick and concrete side.

(1) This parcel contains a 5 pump service station. Tidewater Oil Co. occupies this parcel under a 5 yr. lease that expires June 29th, 1964.

SUMMATION APPROACH:

Land: 36,759 s.f. @ \$5.17±

\$190,000

Rounded to

Improvements:

(19) Brick bldg. 4,274 s.f. @ \$0.50 \$2,137
Carport 1,312 (sustaining value) 250

(20) see above

(21) 2 st. str. 2,690 s.f. @ \$2.00 5,380

(22) Office 704 s.f. @ \$2.00 1,408
Carport 5,247 (sustaining value) 1,000

(1) Service station (see att. sheet) 10,400

20,575
210,575

\$210,600

MARKET COMPARISON: Not applicable

INCOME APPROACH:

Rentals are not indicative of value. Tidewater Oil Co. leases Parcel 1 for 1½¢ per gallon on \$217 minimum per mo. Present gallonage is about 10,000 gallons per mo.

LAND
IMPROVEMENTS

\$190,000
20,000

MARKET VALUE OF PROPERTY

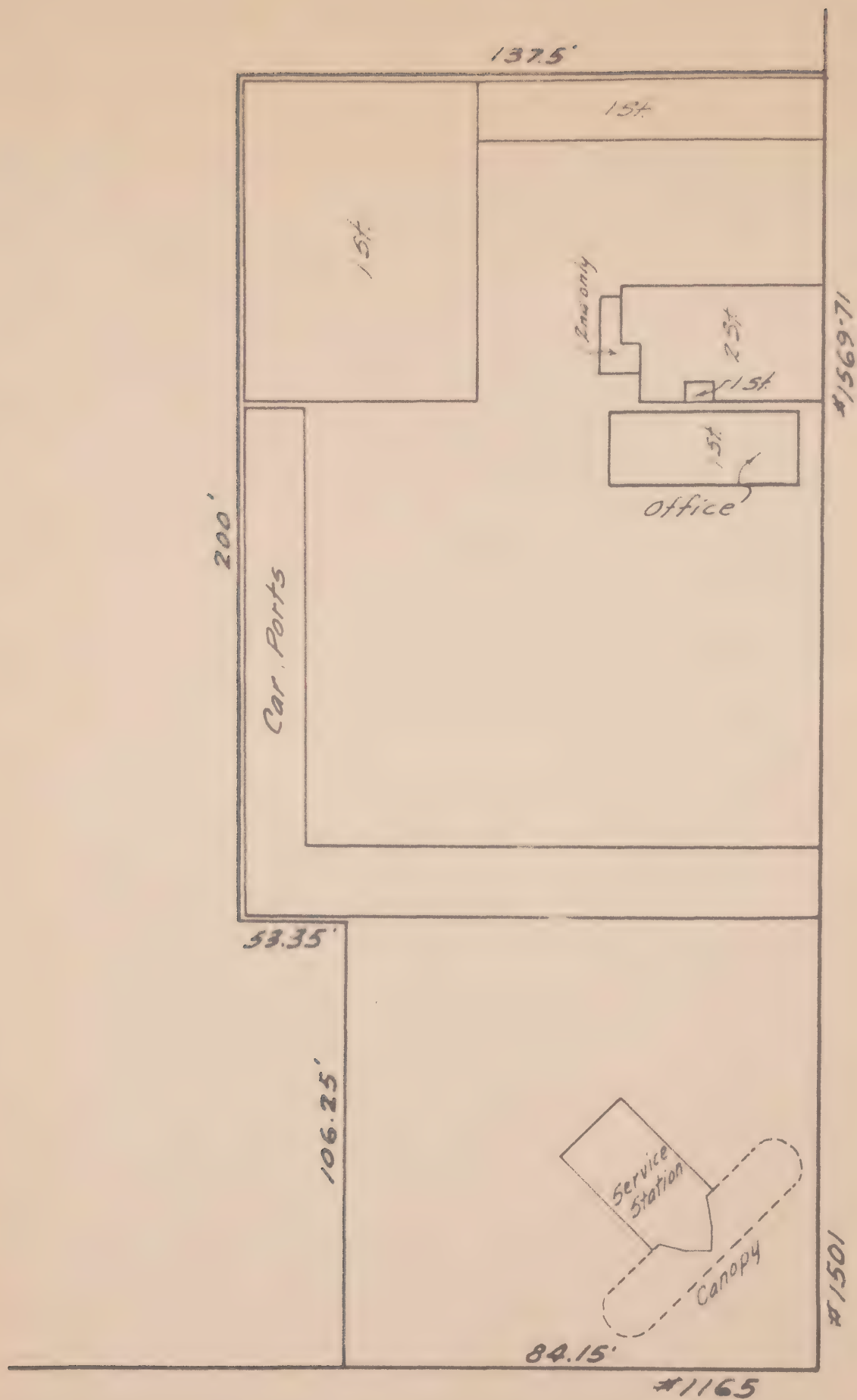
\$210,000

PARCEL NO: 754-1,-19,-20,
-21,-22

SERVICE STATION IMPROVEMENTS

RCN

Metal Bldg. 664 s.f. @ \$8.00	\$5,312.00
Canopy 763 s.f. @ 5.00	3,815.00
Pump Islands (2)	500.00
Gas & water wells (4)	750.00
Electroliers (3)	750.00
Gasoline stog. tanks (3)	4,000.00
Motor compressor	2,000.00
Single post hoist	1,500.00
Neon sign	1,000.00
5 computer pumps	3,500.00
Conduit, piping, yard plumbing	7,500.00
Asphalt paving, concrete	3,500.00
Permits & fees	500.00
	<u>34,627.00</u>
Less Dep. 70%	<u>24,239.00</u>
	10,388.00
Rounded to	\$10,400.00



STEINER STREET

TURK STREET





APPRAISAL

51
45-23
754-3,-4

OWNER: Mack Henry et al
PROPERTY ADDRESS: 1145 Steiner (3)
1135 Steiner (4)
OWNER'S ADDRESS: 1135 Steiner

PARCEL NO. 754-3,-4
DATE ACQ:

IRS: No
CONSID: Decree
BEST USE: Com.

ZONING: C-2 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 2,320.00
Imps. 750.00
\$ 3,070.00

TAXES: \$ 257.18

LAND: DIMENSION 25 x 106.25 (3) = 5,350 s.f.
25.35 x 106.25 (4)

IMPROVEMENTS: Condition Fair/Good Effective Age 45/70
(3) 1 st. fr. single family dwelling with 5 rms., stg. bsmt. and garage.
(4) 1 st. fr. single family dwelling with 6 rms., stg. bsmt. and garage.

SUMMATION APPROACH:

Rounded to

Land	5,350 s.f. @ \$4.11+	\$ 22,000	
Improvements (3)	2,495 s.f. @ \$2.00 (inc. bsmt.)	\$4,990	
(4)	1,757 (sustaining value)	1,000	
		<u>5,990</u>	
		27,990	\$28,000

MARKET COMPARISON:

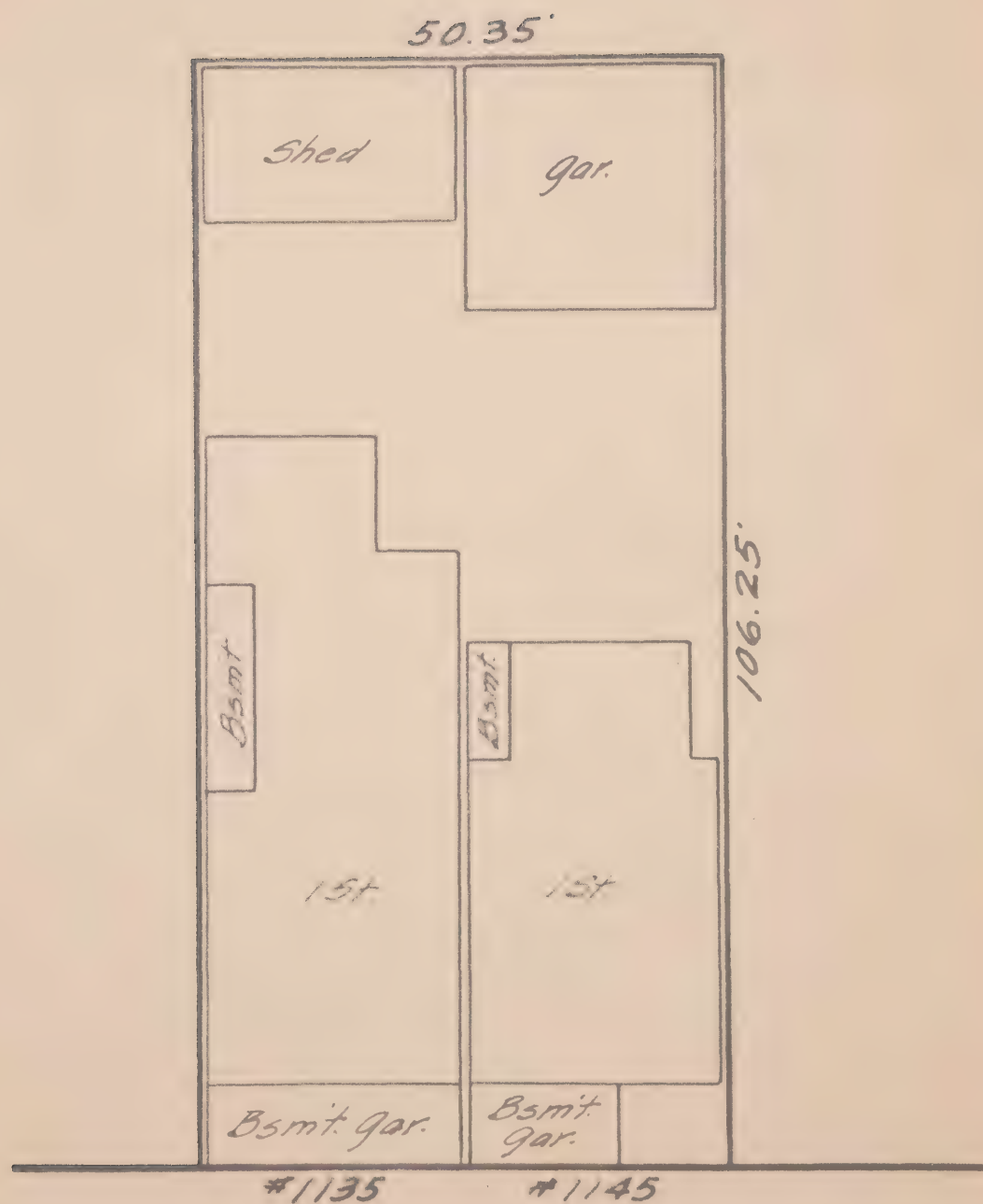
Sales Most Comparable			
5,350	s.f. @ \$ 5.25	\$ 28,087	28,100

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 22,000
IMPROVEMENTS	6,000

MARKET VALUE OF PROPERTY \$ 28,000





APPRAISAL

51-22

OWNER: Krieger Realty Co.
PROPERTY ADDRESS: 1125-27 Steiner

PARCEL NO. 754-5
DATE ACQ: 1-9-59

OWNER'S ADDRESS: 2950 Geary (c/o Clarence Krieger) IRS: \$81.95

ZONING: R-3 PRESENT USE: Garage CONSID: Family
BEST USE: Same

ASSESSED VALUE: Land \$ 2,780.00
Impe. 8,100.00
\$ 10,880.00

TAXES: \$ 904.12

LAND: DIMENSION 55 x 137.5 = 7,563

IMPROVEMENTS: Condition Fair Effective Age 40
2 st. reinforced conc. str. with 2 small offices on 1st flr. and
two small offices on 2nd flr. Conc. ramp entry to 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	7,563 s.f. @ \$4.23+	\$ 32,000	
Improvements	15,126 s.f. @ 3.00	45,378	
		<u>77,378</u>	\$77,400

MARKET COMPARISON:

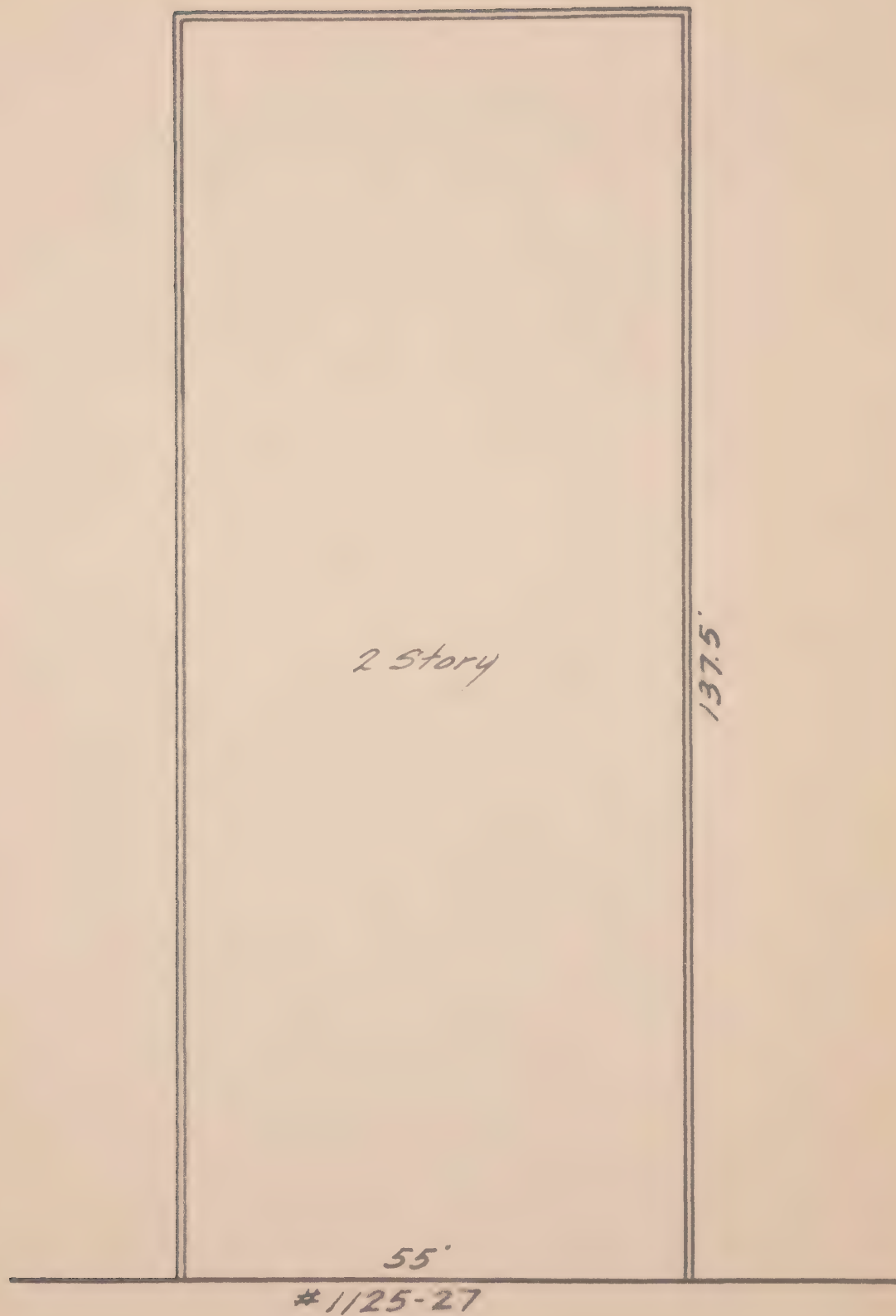
Sales Most Comparable	767-10; 771-15		
7,563	s.f. @ \$ 10.00	\$ 75,630	75,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st flr.	350		350	
2nd flr.	300		300	
			<u>650</u> x 115 =	
			74,750	74,800

LAND	\$ 32,000
IMPROVEMENTS	<u>44,000</u>

MARKET VALUE OF PROPERTY \$ 76,000



STEINER STREET



APPRAISAL

51
45-21

OWNER: Grady Sumpter
PROPERTY ADDRESS: 1400 Golden Gate

PARCEL NO. 754-5A
DATE ACQ: Prior 1955

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,370.00
Imps. 1,400.00
\$ 2,770.00

TAXES: \$ 230.18

LAND: DIMENSION 22.92 x 82.5± = 1,891 s.f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

2 st. fr. str. with 3 rms. on the 1st flr. and 5 rms. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,891 s.f. @ \$5.02±	\$ 9,500	
Improvements	3,393 s.f. @ 1.50 (incl. bsmt.)	5,089 14,589	\$14,600

MARKET COMPARISON:

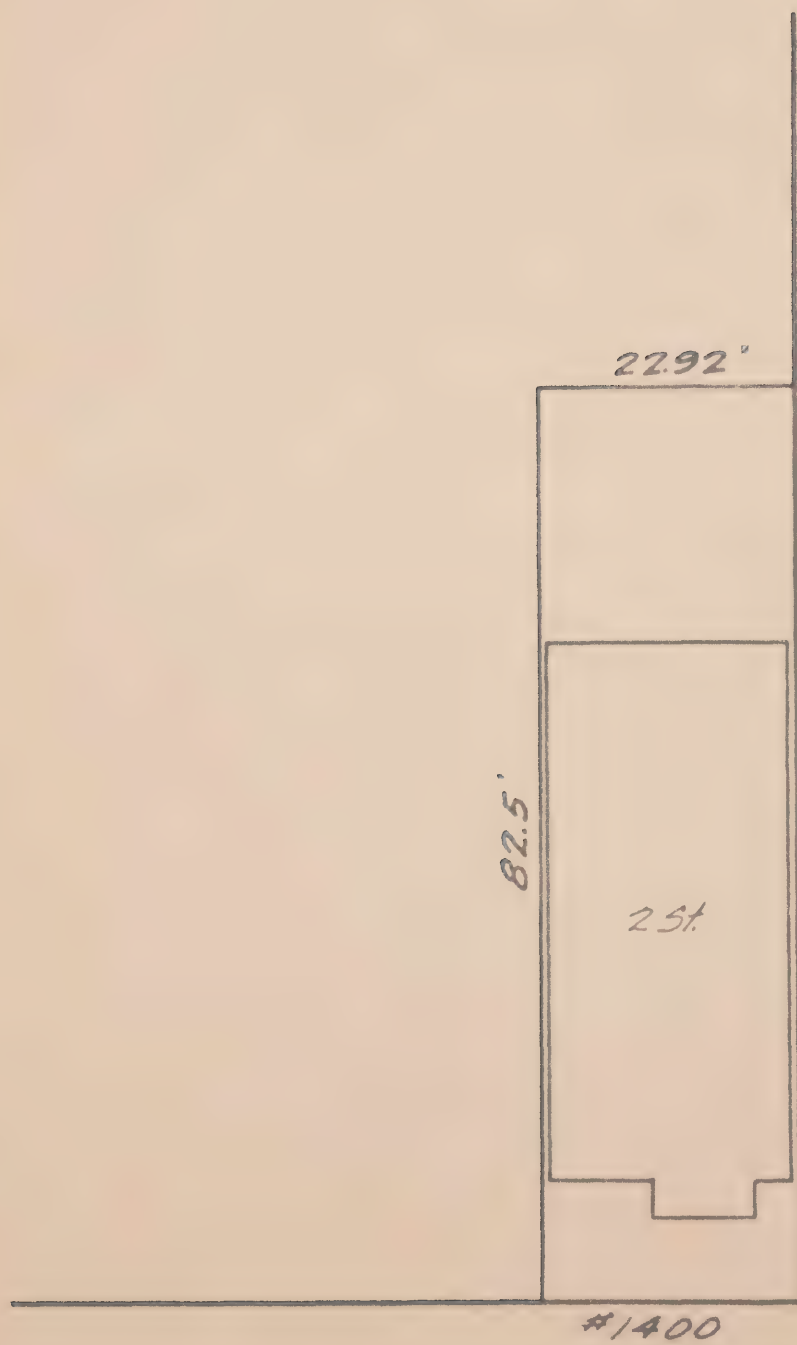
Sales Most Comparable	661-2; 661-2A		
1,891	s.f. @ \$ 7.50	\$ 14,182	14,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 rms.	70		65	
5 rms.	80		80	
			145 x 100	14,500

LAND	\$ 9,500
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$ 14,500



STEINER STREET

GOLDEN GATE AVENUE



APPRAISAL

OWNER: Inez Patton
PROPERTY ADDRESS: 1404 Golden Gate

PARCEL NO. 754-5B
DATE ACQ: 6-2-58

OWNER'S ADDRESS: Unknown

IRS: \$6.60
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 840.00
 Imps. 1,200.00
 \$ 2,040.00

TAXES: \$ 169.52

LAND: DIMENSION 19x 82.5 = 1,567

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. str. with 3 rms. on ea. flr. and full stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	1,567 s.f. @ \$5.11±	\$ 8,000	
Improvements	2,796 s.f. @ \$2.25 (incl. bsmt.)	6,291	
		<u>14,291</u>	\$14,300

MARKET COMPARISON:

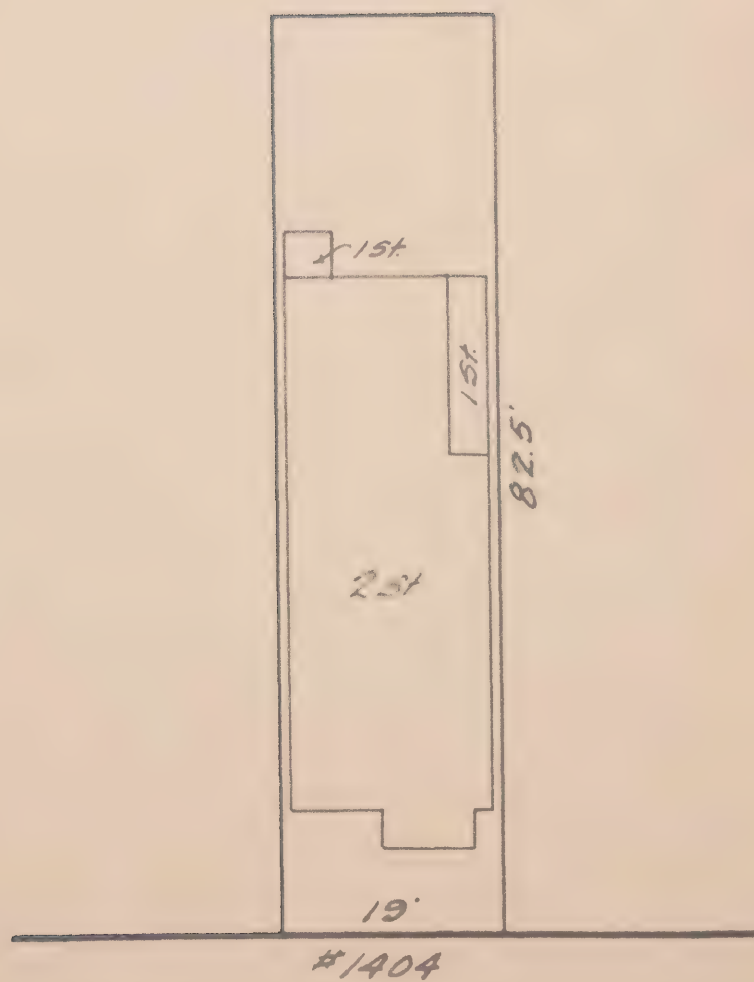
Sales Most Comparable	661-2; 661-2A		
	1,567 s.f. @ \$ 9.00	\$ 14,103	14,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 rms.	55		55	
3 rms.	60		60	
			<u>115</u> x 120	13,800

LAND	\$ 8,000
IMPROVEMENTS	<u>6,000</u>

MARKET VALUE OF PROPERTY \$ 14,000



GOLDEN GATE AVENUE



APPRAISAL

51
45-18

OWNER: Gloria Smallwood
PROPERTY ADDRESS: 1406 Golden Gate

PARCEL NO. 754-5C
DATE ACQ: 12-29-60

OWNER'S ADDRESS: 1406 Golden Gate

IRS: \$12.10
CONSID: \$11,400
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 800.00
Imps. 1,000.00
\$ 1,800.00

TAXES: \$ 149.58

LAND: DIMENSION 19.08 x 82.5 = 1,574 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. single family dwelling with 7 rms. and full stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	1,574 s.f. @ \$5.08±	\$ 8,000	
Improvements	2,684 s.f. @ 2.00 (incl. bsmt.)	5,368 13,368	\$13,400

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A
1,574 s.f. @ \$ 8.00

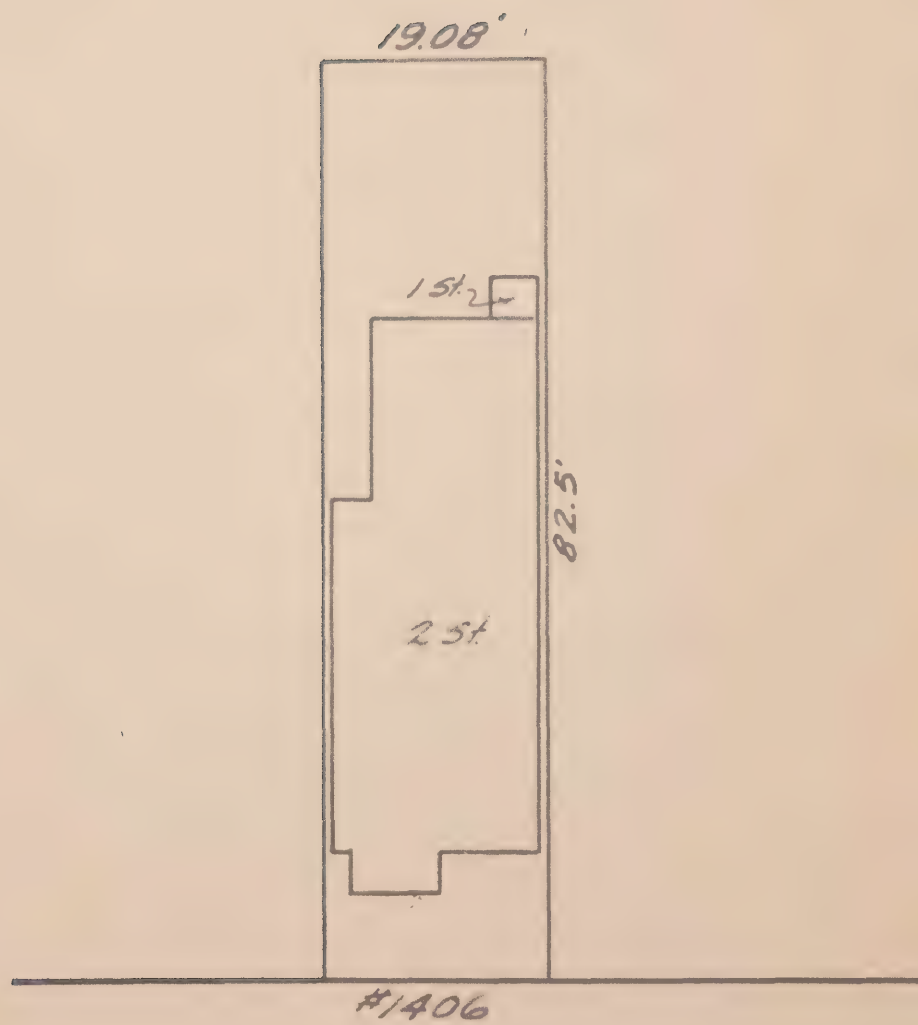
\$ 12,592 12,600

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 8,000
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$ 13,000



GOLDEN GATE AVENUE



APPRAISAL

51
45-20

OWNER: Andrew Hickson
PROPERTY ADDRESS: 1402 Golden Gate

PARCEL NO. 754-5D
DATE ACQ: 6-29-59

OWNER'S ADDRESS: 1506 Golden Gate

IRS: \$1.10

ZONING: R-3

PRESENT USE: Single family

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 960.00
Imps. 1,150.00
\$ 2,110.00

TAXES: \$ 175.34

LAND: DIMENSION 19 x 82.5 = 1,567±

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. single family dwelling with 8 rms. and 75% bsmt.

SUMMATION APPROACH:

Rounded to

Land 1,567 s.f. @ \$5.11±
Improvements 2,557 s.f. @ 2.00
(incl. bsmt.)

\$ 8,000

5,114
13,114

\$13,100

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A
1,567 s.f. @ \$ 8.00

\$ 12,536

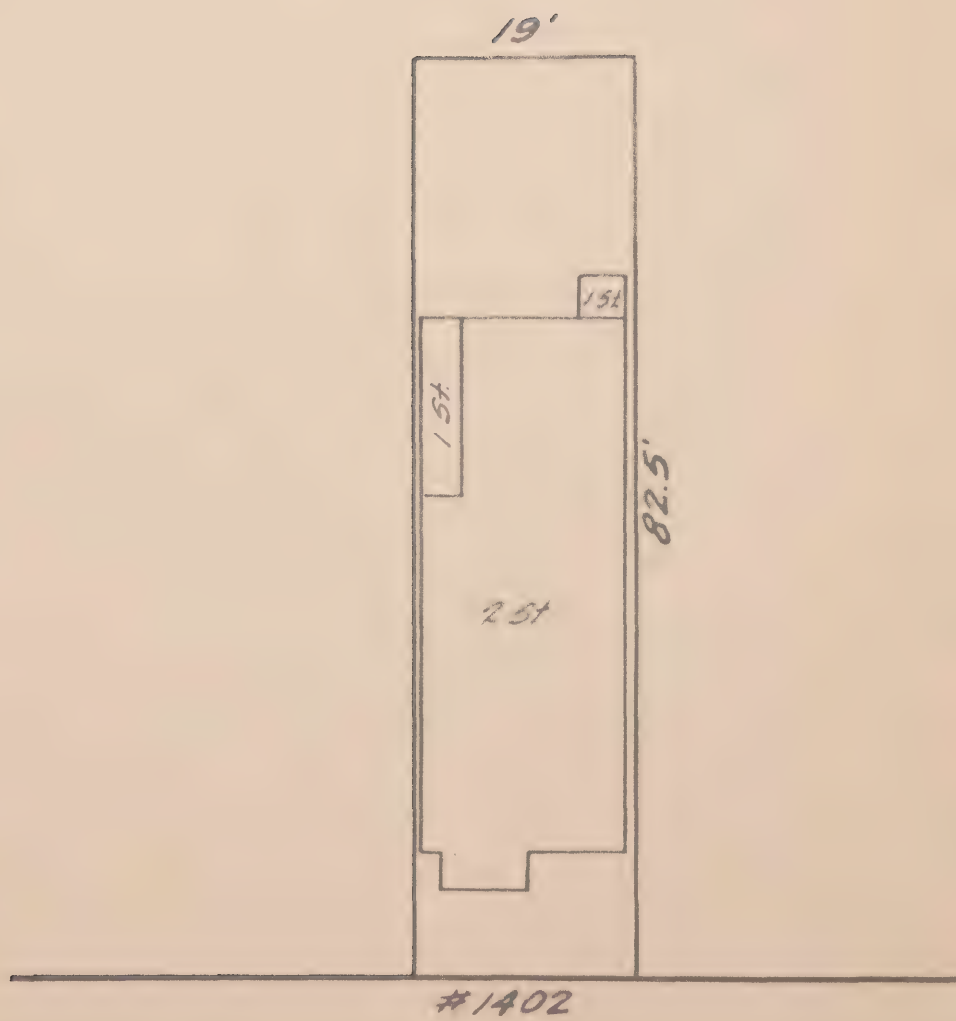
12,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 8,000
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 13,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Sam Timmons et ux
PROPERTY ADDRESS: 1408 Golden Gate

PARCEL NO. 754-SE
DATE ACQ: 5-25-59

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: Family
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 800.00
Imps. 1,200.00
\$ 2,000.00

TAXES: \$ 166.20

LAND: DIMENSION 19 x 82.5 = 1,567± s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

2 st. fr. str. with full stg. bsmt., 3 rms. on 1st flr. and
4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,567 s.f. @ \$5.11±	\$ 8,000	
Improvements	2,684 s.f. @ 2.25 (incl. bsmt.)	6,039	
		14,039	\$14,000

MARKET COMPARISON:

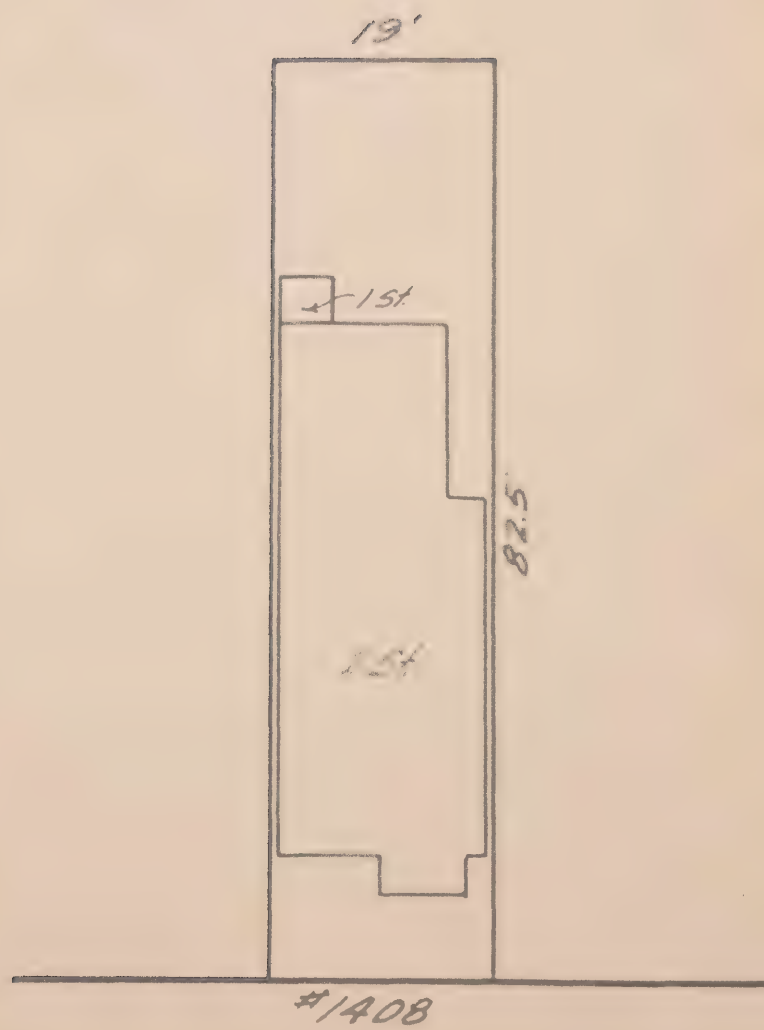
Sales Most Comparable	661-2; 661-2A		
	1,567 s.f. @ \$ 9.00	\$ 14,103	14,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 rms.	50		55	
4 rms.	55		65	
			T20 x 110	13,200

LAND	\$ 8,000
IMPROVEMENTS	6,000

MARKET VALUE OF PROPERTY \$ 14,000



GOLDEN GATE AVENUE



APPRAISAL

51
45-16

OWNER: Gilbert O. Mays et ux
PROPERTY ADDRESS: 1410 Golden Gate

PARCEL NO. 754-5F
DATE ACQ: 12-1-49

OWNER'S ADDRESS: 1410 Golden Gate

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 800.00
Imps. 900.00
\$ 1,700.00

TAXES: \$ 141.28

LAND: DIMENSION 19 x 82.5 = 1,567±

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. fr. single family dwelling with 7 rms. and full stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	1,567 s.f. @ \$5.11±	\$ 8,000	
Improvements	2,684 s.f. @ 2.00 (incl. bsmt.)	5,368	
		<u>13,368</u>	\$13,400

MARKET COMPARISON:

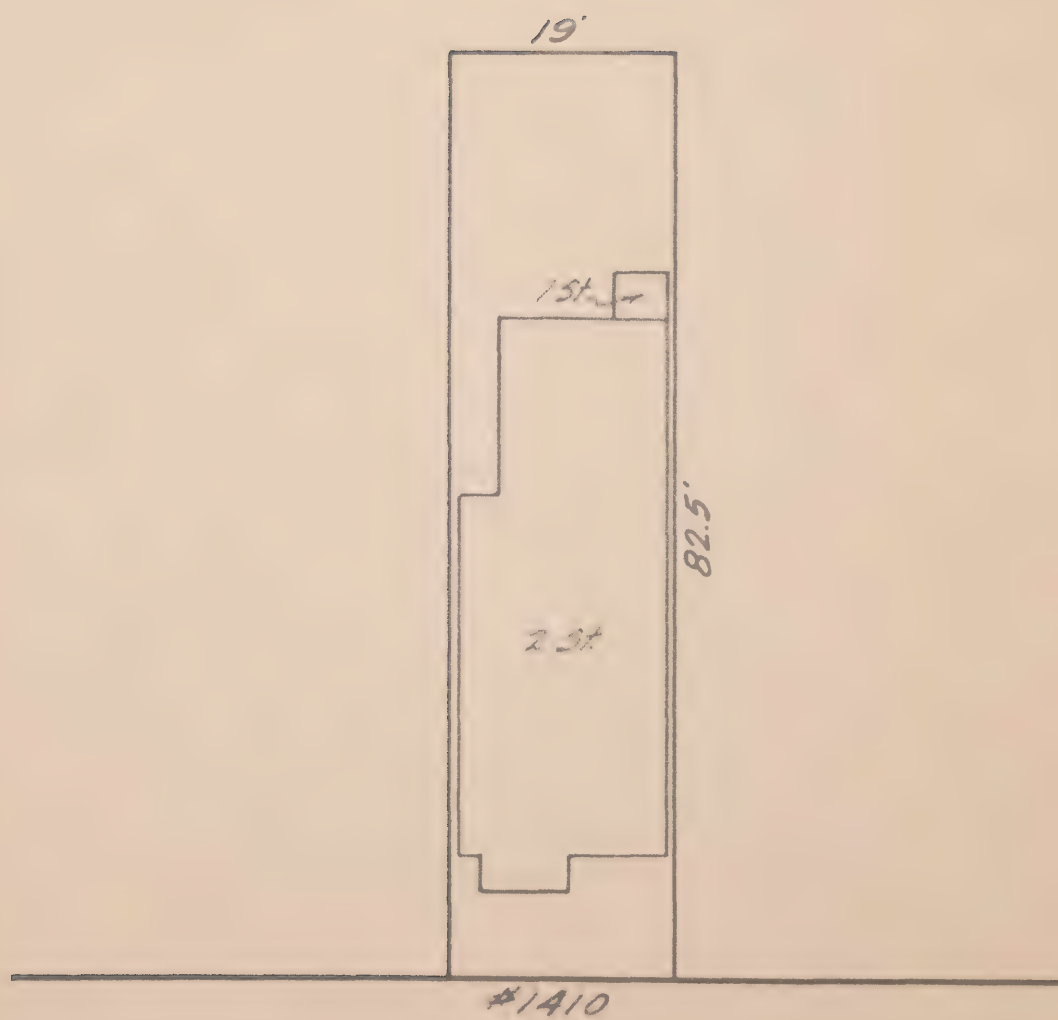
Sales Most Comparable	661-2; 661-2A		
	1,567 s.f. @ \$ 8.00	\$ 12,536	12,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 8,000
IMPROVEMENTS	5,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 13,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Jett Harrison Thomas
PROPERTY ADDRESS: 1412 Golden Gate

PARCEL NO. 754-5G
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 820.00
Imps. 1,200.00
\$ 2,020.00

TAXES: \$ 167.86

LAND: DIMENSION 19.5 x 82.5 = 1,609 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. str. with full stg. bsmt., 3 rms. on 1st flr. and
4 rms. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,609 s.f. @ \$4.97±	\$ 8,000	
Improvements	2,756 s.f. @ 2.25 (incl. bsmt.)	6,201	
		<u>14,201</u>	\$14,200

MARKET COMPARISON:

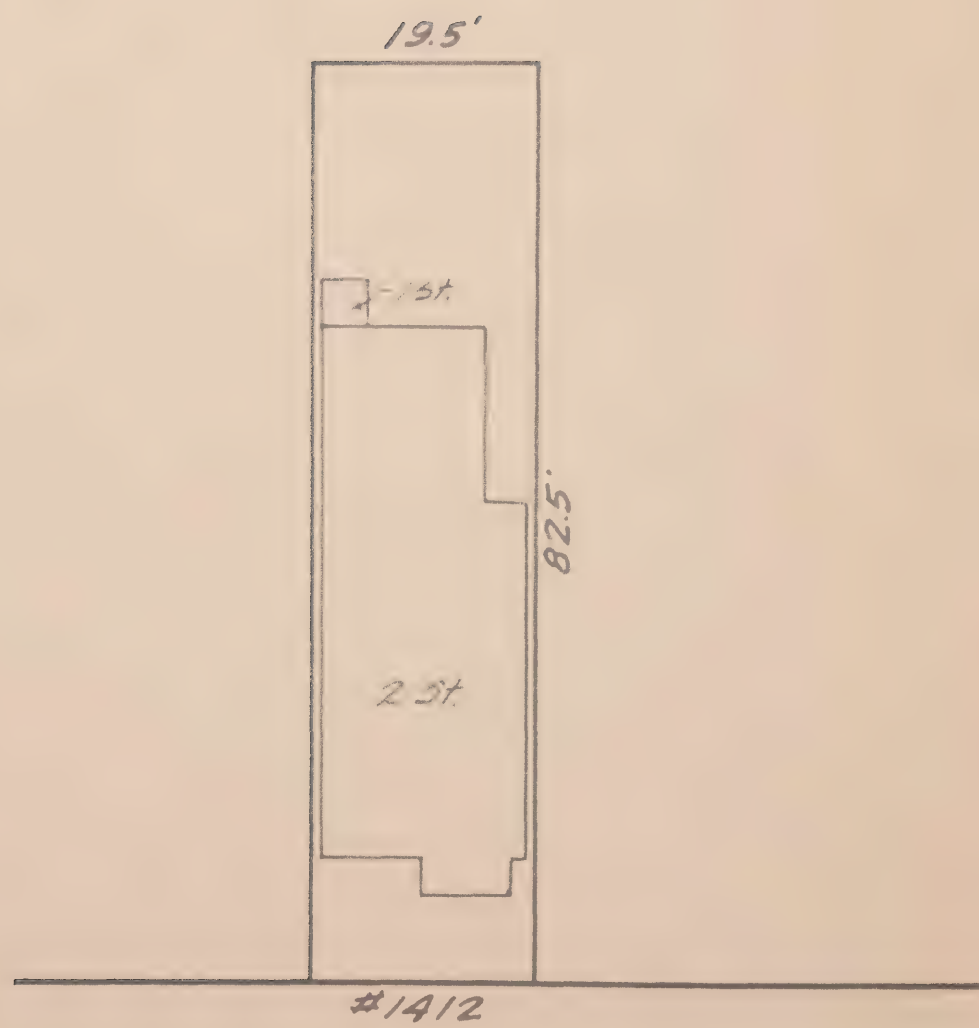
Sales Most Comparable	661-2; 661-2A		
	1,609 s.f. @ \$ 8.50	\$ 13,676	13,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 rms.	55		55	
4 rms.	refused		65	
			<u>120</u> x 110	13,200

LAND	\$ 8,000
IMPROVEMENTS	<u>6,000</u>

MARKET VALUE OF PROPERTY \$ 14,000



GOLDEN GATE AVENUE





APPRAISAL

51
45-14

OWNER: Pauline A. Kerber
PROPERTY ADDRESS: 1438-40 Golden Gate

PARCEL NO. 754-6
DATE ACQ: 4-14-60

OWNER'S ADDRESS: 869 Golden Gate

IRS: \$44.00
CONSID: \$80,000
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,770.00
Imps. 15,150.00
\$ 16,920.00

TAXES: \$ 1,406.06

LAND: DIMENSION 35 x 137.5 = 4,812

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

3 st. fr. apt. bldg. with 12 units, stg. bsmt., gar. and small store; ea. flr. contains 2-3 rm. and 2-4 rm. units. Owner has installed new carpet in halls and painted the apts.

SUMMATION APPROACH:

Rounded to

Land	4,812 s. f. @ \$4.26+	\$ 20,500	
Improvements	10,419 s. f. @ 6.00	\$62,514	
Basement	3,473 s. f. @ 2.50	8,682	
		<u>71,196</u>	
		91,696	\$91,700

MARKET COMPARISON:

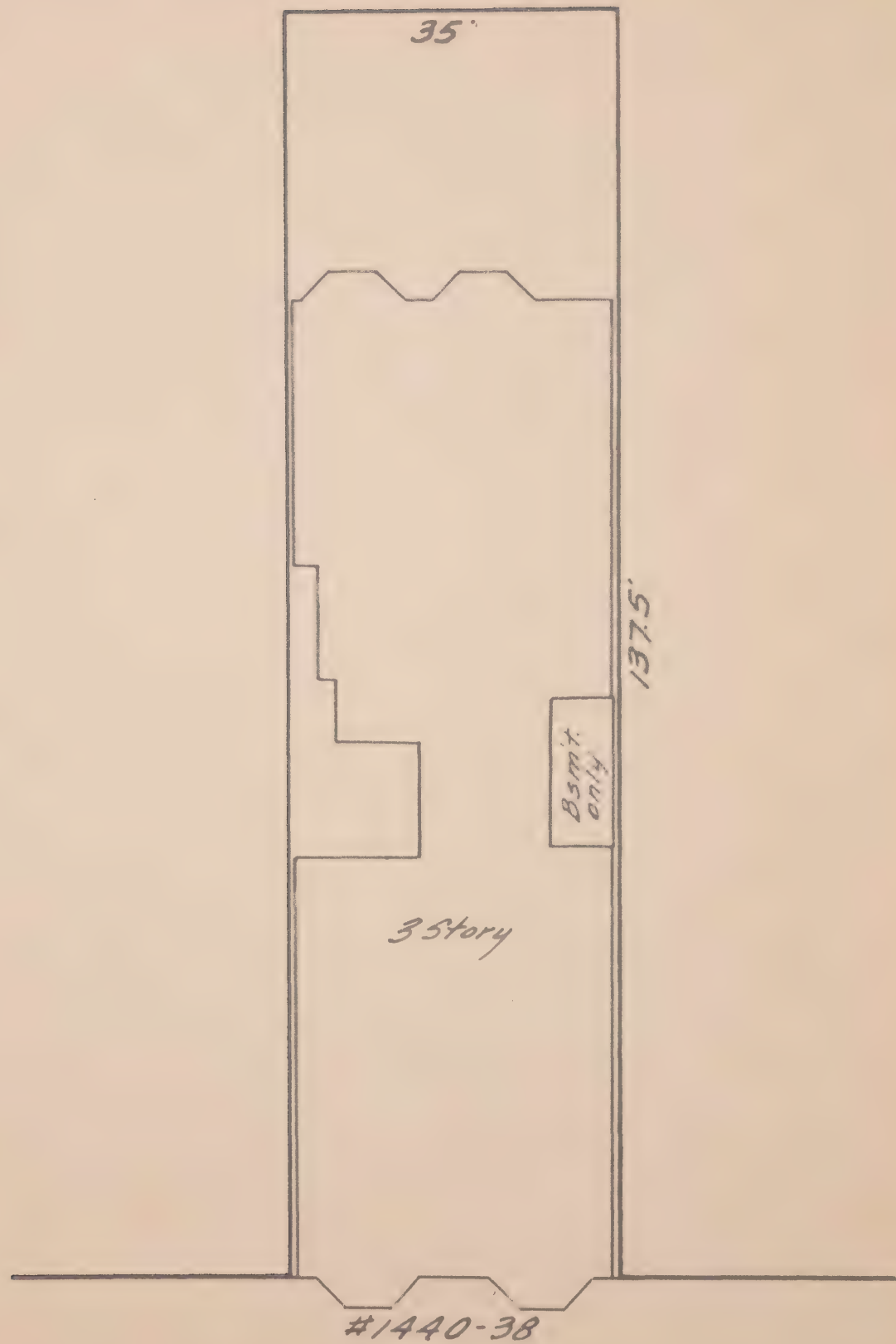
Sales Most Comparable	1153-8; 1152-1		
	4,812 s. f. @ \$ 18.50	\$ 89,022	89,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 rm.	80	75	450	
6-4 rm.	90	80	480	
Store	30	30	30	
			<u>960</u> x 95	91,200

LAND	\$ 20,500
IMPROVEMENTS	<u>69,500</u>

MARKET VALUE OF PROPERTY \$ 90,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Harry Y. Tsujimoto
PROPERTY ADDRESS: 1450 Golden Gate

PARCEL NO. 754-6A
DATE ACQ: 3-29-61

OWNER'S ADDRESS: Unknown

IRS: \$88.00
CONSID: \$80,000 Ind.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,770.00
Imps. 15,150.00
\$ 16,920.00

TAXES: \$ 1,426.00

LAND: DIMENSION 35 x 137.5 = 4,812 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

3 st. fr. apt. bldg. with 12 units, stg. bsmt. and 2 garages.
Ea. flr. contains 2-3 rm. and 2-4 rm. units.

SUMMATION APPROACH:

Rounded to

Land	4,812 s.f. @ \$4.26±	\$ 20,500	
Improvements	10,419 s.f. @ 6.00	\$62,514	
Basement	3,473 s.f. @ 2.50	8,682	
		71,196	
		91,696	\$91,700

MARKET COMPARISON:

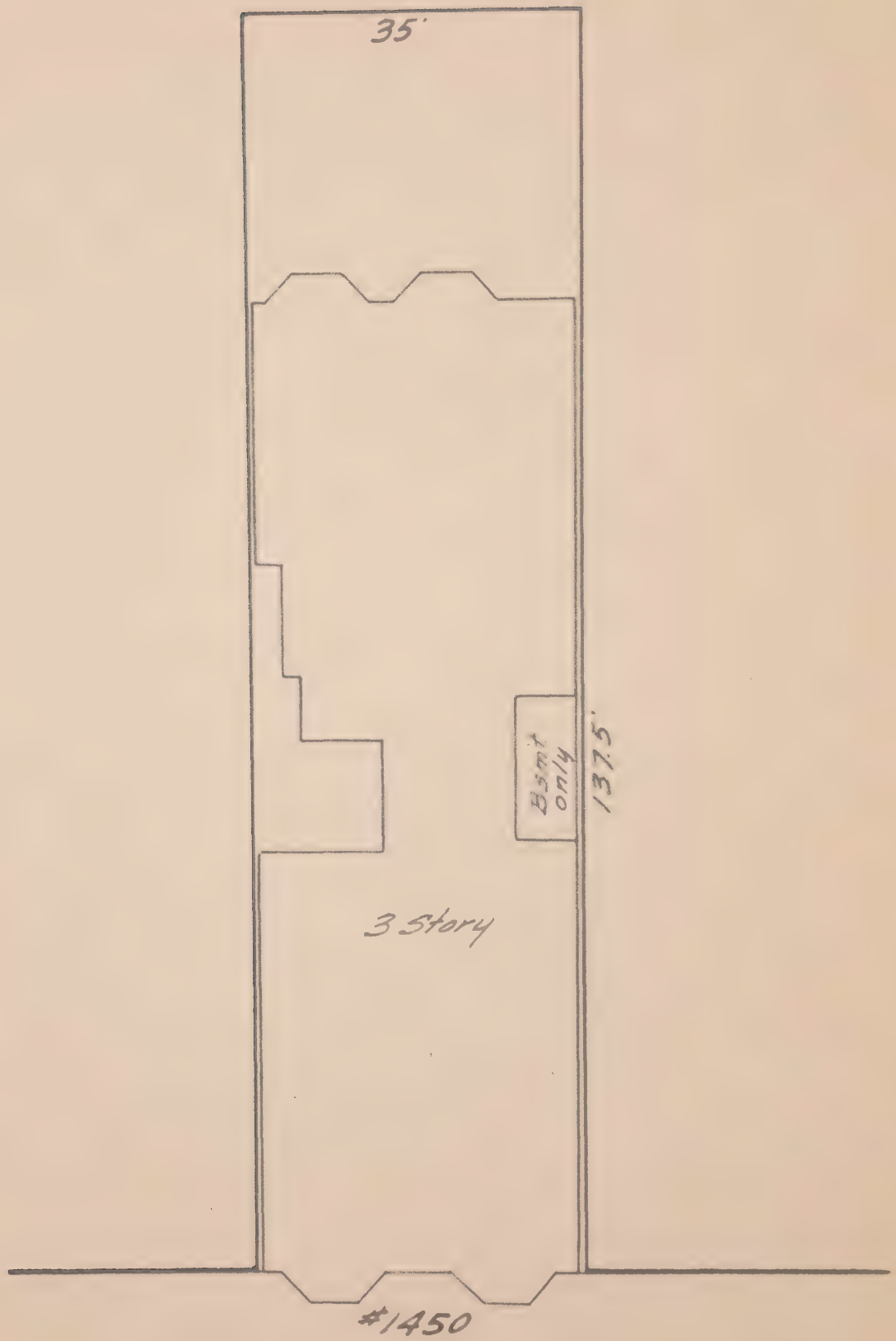
Sales Most Comparable 1153-8; 1152-1
4,812 s.f. @ \$ 18.50 \$ 89,022 89,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-3 rm.)	\$40 to \$97	75	450	
6-4 rm.)		80	480	
			930 x 95 =	
			88,350	88,400

LAND \$ 20,500
IMPROVEMENTS 69,500

MARKET VALUE OF PROPERTY \$ 90,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Maria Biassetto Twomey
PROPERTY ADDRESS: 1460 Golden Gate

PARCEL NO. 754-6B
DATE ACQ: 7-28-58

OWNER'S ADDRESS: Unknown

IRS: \$117.80
CONSID: N.S.
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,040.00
Imps. 23,750.00
\$ 26,790.00

TAXES: \$ 2,226.24

LAND: DIMENSION 60 x 137.5 = 8,250

s.f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

3 st. wd. fr. apt. bldg. with 21 units; ea. flr. contains 4-4
rm. units and 3-3 rm. units. Service basement and garages.

SUMMATION APPROACH:

Rounded to

Land 8,250 s.f. @ \$4.24+ \$ 35,000
Improvements RCN 18,177 s.f. @ \$12.50± \$227,212
Dep: Physical 35%
Functional 5%
Economic 5%
45%

102,245
124,967
159,967

MARKET COMPARISON:

Sales Most Comparable 651-30
8,250 s.f. @ \$ 19.50

\$ 160,875

\$160,000

160,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
9-3 rm.	65	75	675
12-4 rm.	85	80	960
			1635 x 95 =
			155,325

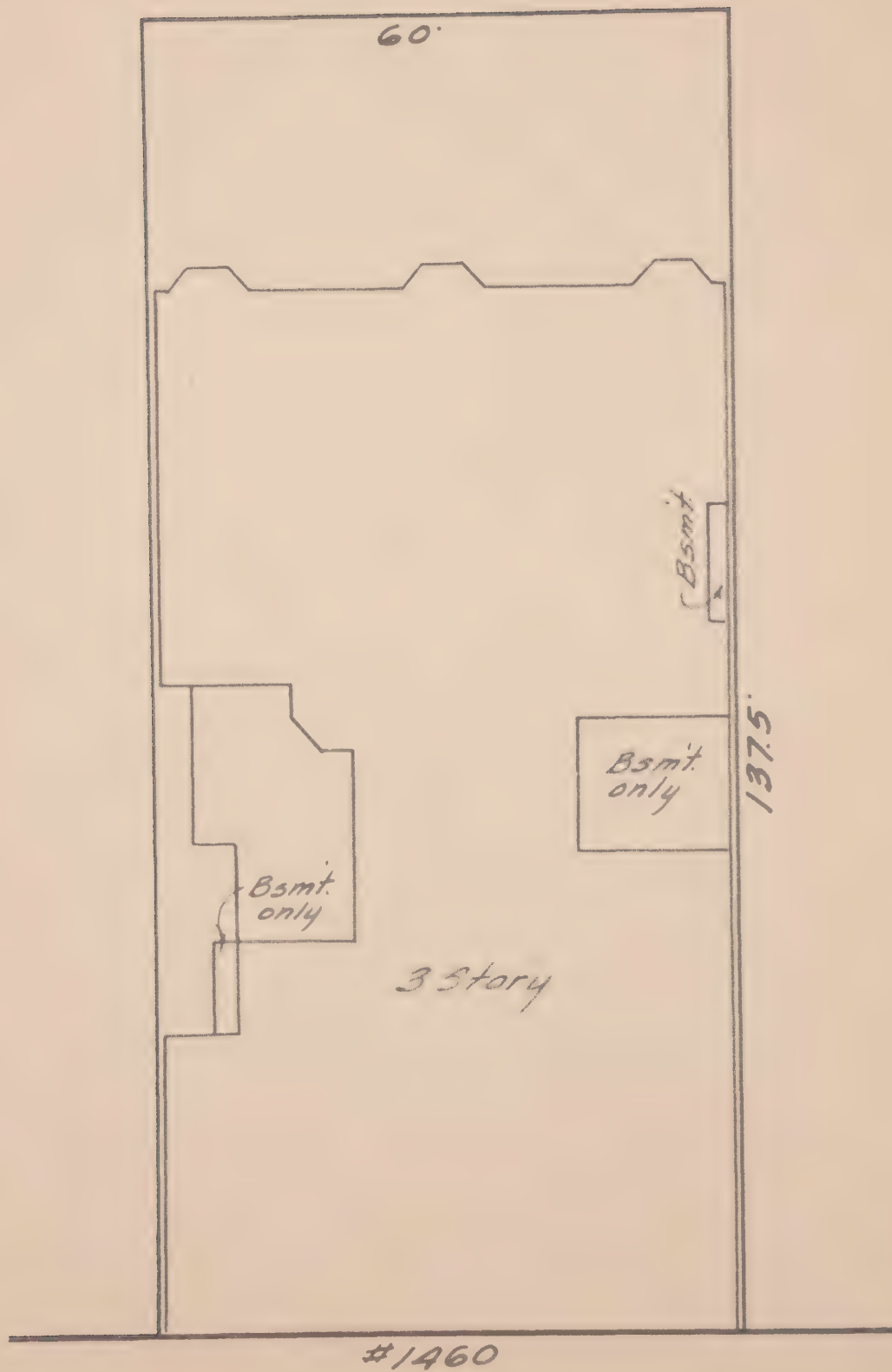
155,300

LAND
IMPROVEMENTS

\$ 35,000
125,000

MARKET VALUE OF PROPERTY \$

160,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Bank of America
 PROPERTY ADDRESS: 1470-74 Golden Gate

PARCEL NO. 51
~~45-11~~
 754-7
 DATE ACQ:

OWNER'S ADDRESS: Mkt. & Van Ness

IRS: No
 CONSID: N, S.
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,030.00
 Imps. 2,700.00
 \$ 4,730.00

TAXES: \$ 393.06

LAND: DIMENSION 40 x 137.5 = 5,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

3 st. fr. str. with 4 units; 6 rms. on 1st flr., 5 rms. on 2nd
 and 2-3 rm. units on 3rd flr. 4 unfinished stg. rms. and
 garage in bsmt.

SUMMATION APPROACH:

Rounded to

Land 5,500 s.f. @ \$4.27+ \$ 23,500
 Improvements 5,185 s.f. @ \$1.50 \$7,777
 Garage 990 s.f. sustaining
 value 250

8,027
 31,527

\$31,500

MARKET COMPARISON:

Sales Most Comparable (1153-7; 775-23, -24)
 5,500 s.f. @ \$ 5.75

\$ 31,625

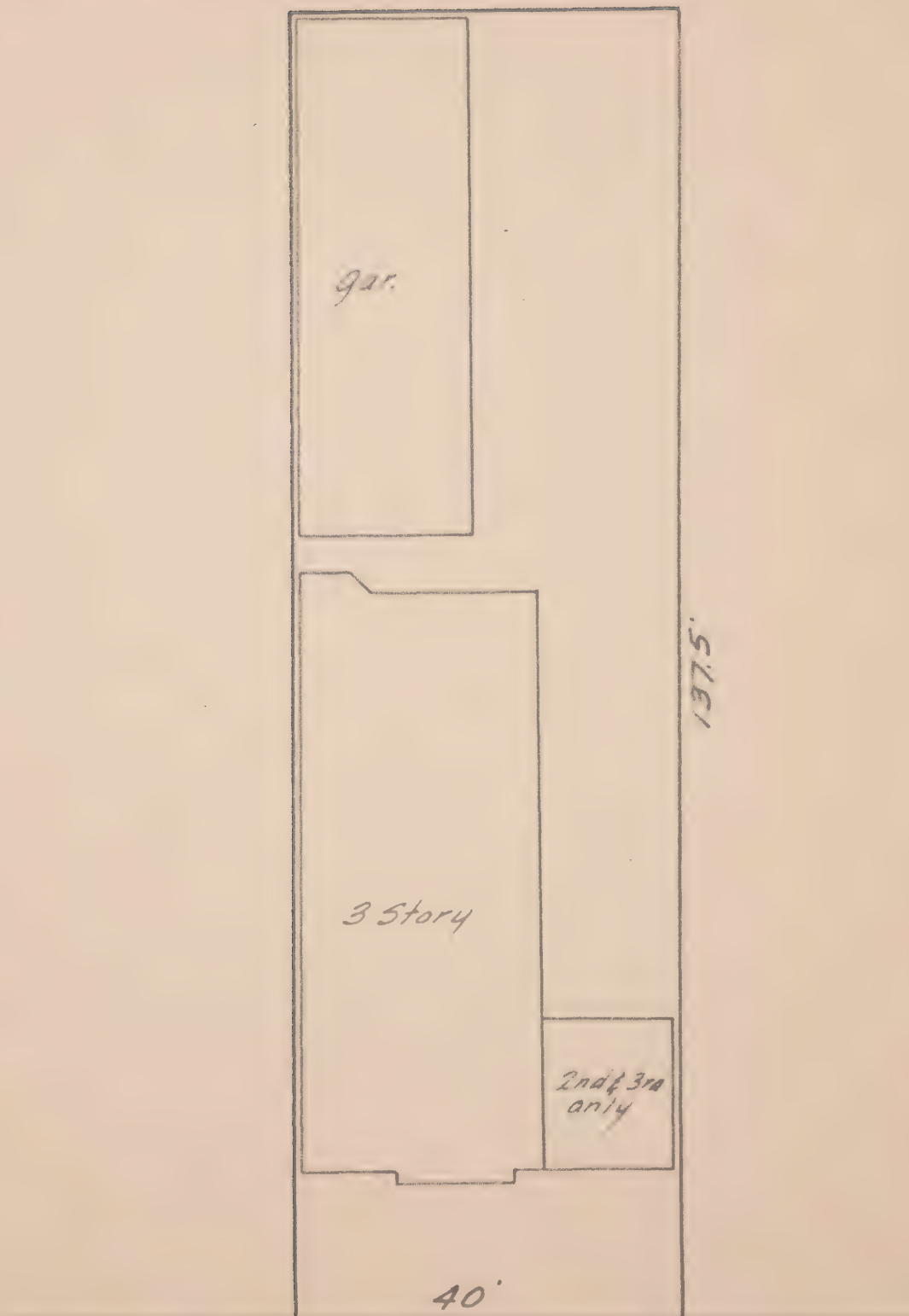
31,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
6 rms.	\$ 65		\$ 90	
5 rms.	95		85	
2-3 rms.	60 ea.	65 ea.	130	
			305 x 100	30,500

LAND \$ 23,500
 IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 31,500



#1474-70

GOLDEN GATE AVENUE



APPRAISAL

OWNER: Roland H. Willett
 PROPERTY ADDRESS: 1482 Golden Gate

PARCEL NO. 754-8
 DATE ACQ: 12-29-58

OWNER'S ADDRESS: 1482 Golden Gate

IRS: \$16.50
 CONSID: \$15,000 Ind.
 BEST USE: Apts.

ZONING: R-3

PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,800.00
 Impe. 800.00
 \$ 2,600.00

TAXES: \$ 135.04

LAND: DIMENSION 40 x 100 = 4,000

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

2 st. fr. single family dwelling with 10 rms. and full bsmt. 2 rms. in bsmt. are being remodeled. 1st flr. has been completely remodeled. New central heating and new bath on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 4,000 s.f. @ \$4.25+ \$ 17,000
 Improvements 3,368 s.f. @ 1.00 3,368
 20,368

\$20,400

MARKET COMPARISON:

Sales Most Comparable 662-6; 662-13
 4,000 s.f. @ \$ 5.00

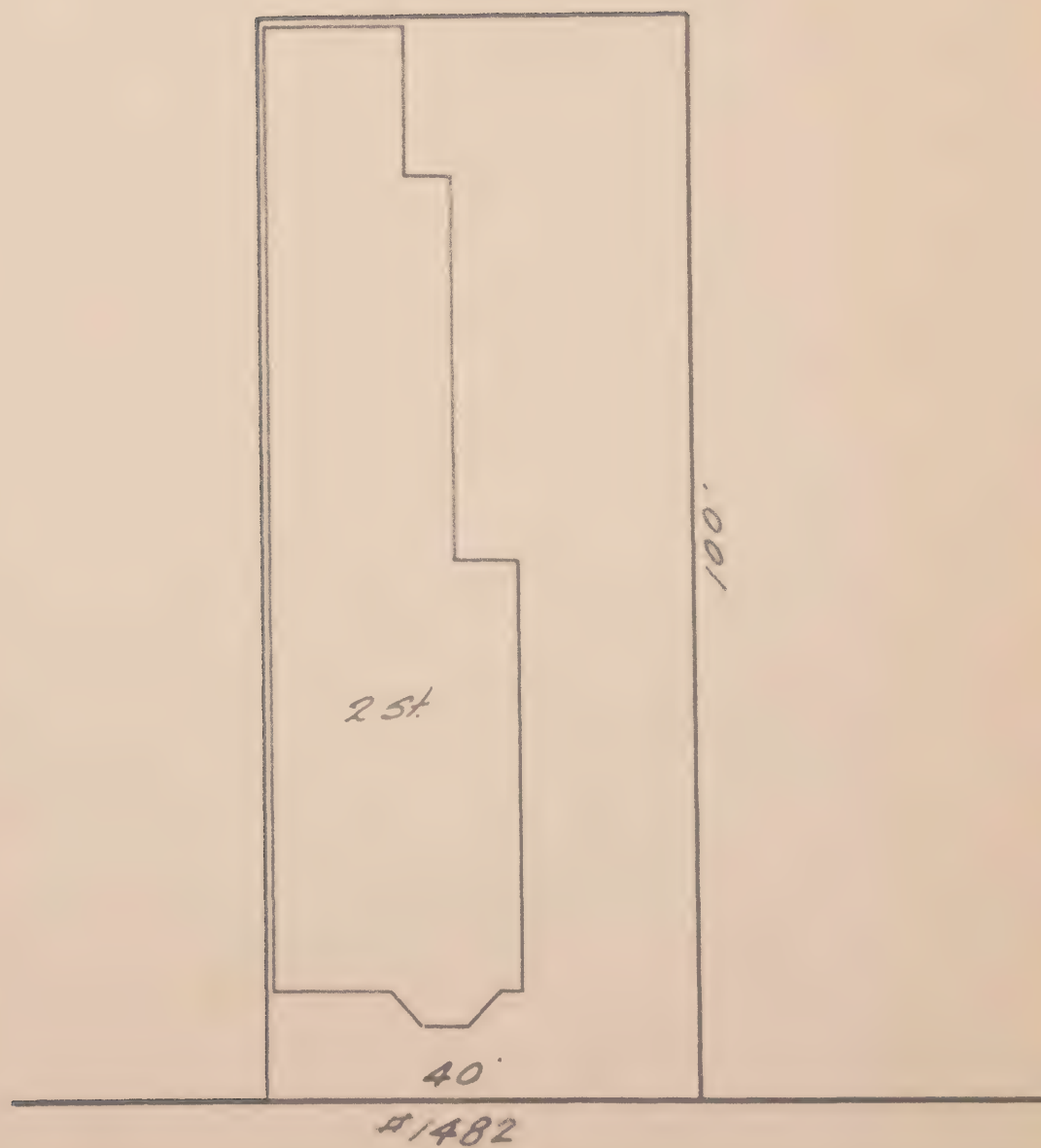
\$ 20,000

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND \$ 17,000
 IMPROVEMENTS 3,000

MARKET VALUE OF PROPERTY \$ 20,000



GOLDEN GATE AVENUE



APPRAISAL

51
45-9

OWNER: Luther Dumas et ux
PROPERTY ADDRESS: 1484-90 Golden Gate

PARCEL NO. 754-9
DATE ACQ: 1-7-54

OWNER'S ADDRESS: 1490 Golden Gate

IRS: \$7.70
CONSID: N.S.
BEST USE: Same

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,800.00
Imps. 2,500.00
\$ 4,300.00

TAXES: \$ 357.34

LAND: DIMENSION 43.55 x 80 = 3,484

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

2 st. fr. str. with 2-4 rm. units on the 1st flr. and 2-5 rm. units on the 2nd flr. Basement garage and storage area.

SUMMATION APPROACH:

Rounded to

Land 3,484 s.f. @ \$4.16+
Improvements 5,320 s.f. @ 3.00

\$ 14,500
15,960
30,460

\$30,500

MARKET COMPARISON:

Sales Most Comparable 795-16; 1153-7
3,484 s.f. @ \$ 8.50

\$ 29,614

29,600

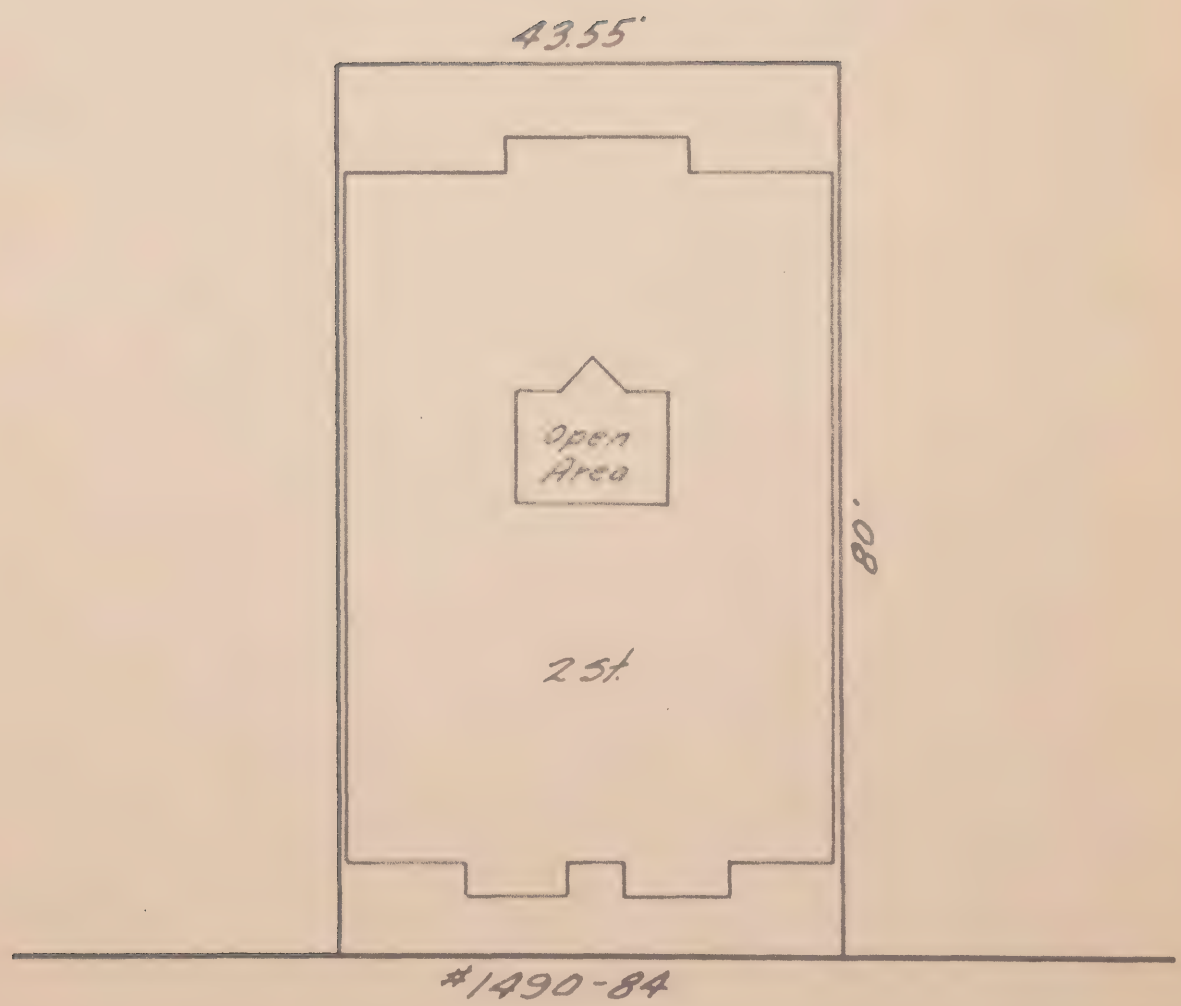
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
2-4 rm.	\$ 67	\$ 80	160
2-5 rm.	67	85	170
			330 x 90

29,700

LAND \$ 14,500
IMPROVEMENTS 15,000

MARKET VALUE OF PROPERTY \$ 29,500



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Frank Seifert
PROPERTY ADDRESS: 1004-10 Pierce

PARCEL NO. 754-10
DATE ACQ: 5-1-56

OWNER'S ADDRESS: 1841 Ellis

IRS: \$22.00
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,210.00
Imps. 4,000.00
\$ 5,210.00

TAXES: \$ 432.96

LAND: DIMENSION 21.45 x 80 = 1,716 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

2 st. fr. str. with 4 units: 2-3 rm. units on 1st flr. and
1-3 rm. and 1-4 rm. unit on the 2nd flr. Basement contains
2 garages and storage area.

SUMMATION APPROACH:

Rounded to

Land	1,716 s.f. @ \$5.24±	\$ 9,000	
Improvements	2,688 s.f. @ 7.00	\$18,816	
Basement	1,317 s.f. @ 2.50	3,292	
		22,108	
		31,108	\$31,100

MARKET COMPARISON:

Sales Most Comparable 795-16

1,716 s.f. @ \$ 18.00	\$ 30,888	30,900
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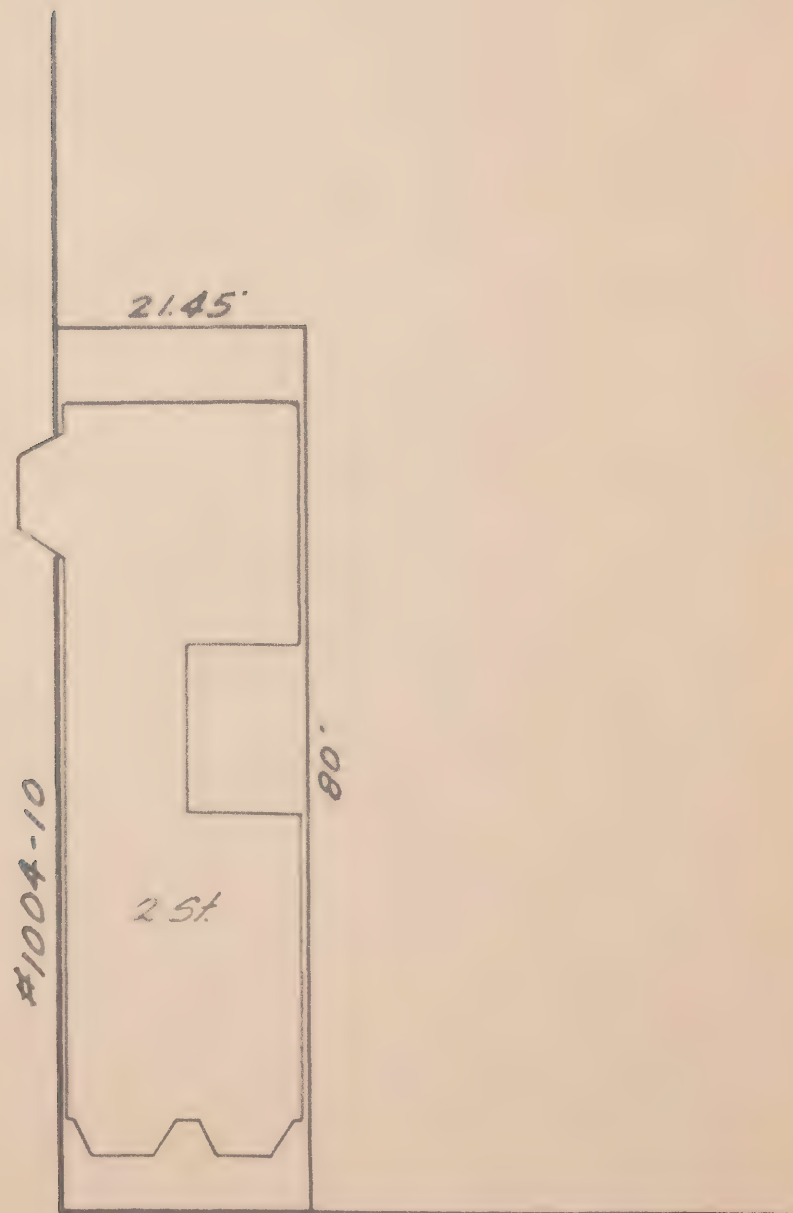
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	\$40 & \$50	75	150	
1-3 rm.	refused	75	75	
1-4 rm.	"	85	85	
			310 x 100	31,000

LAND	\$ 9,000
IMPROVEMENTS	22,000

MARKET VALUE OF PROPERTY \$ 31,000

PIERCE STREET



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Willie Wilder et ux
PROPERTY ADDRESS: 1020-22 Pierce

PARCEL NO. 754-12
DATE ACQ: 3-29-50

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,530.00
 Imps. 1,250.00
 \$ 2,780.00

TAXES: \$ 231.02

LAND: DIMENSION 37.5 x 105 = 3,938

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

2 st. fr. str. with 4-4 rm. units and stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	3,938 s.f. @ \$4.19±	\$ 16,500	
Improvements	4,030 s.f. @ 3.25	13,098	
		<u>29,598</u>	\$29,600

MARKET COMPARISON:

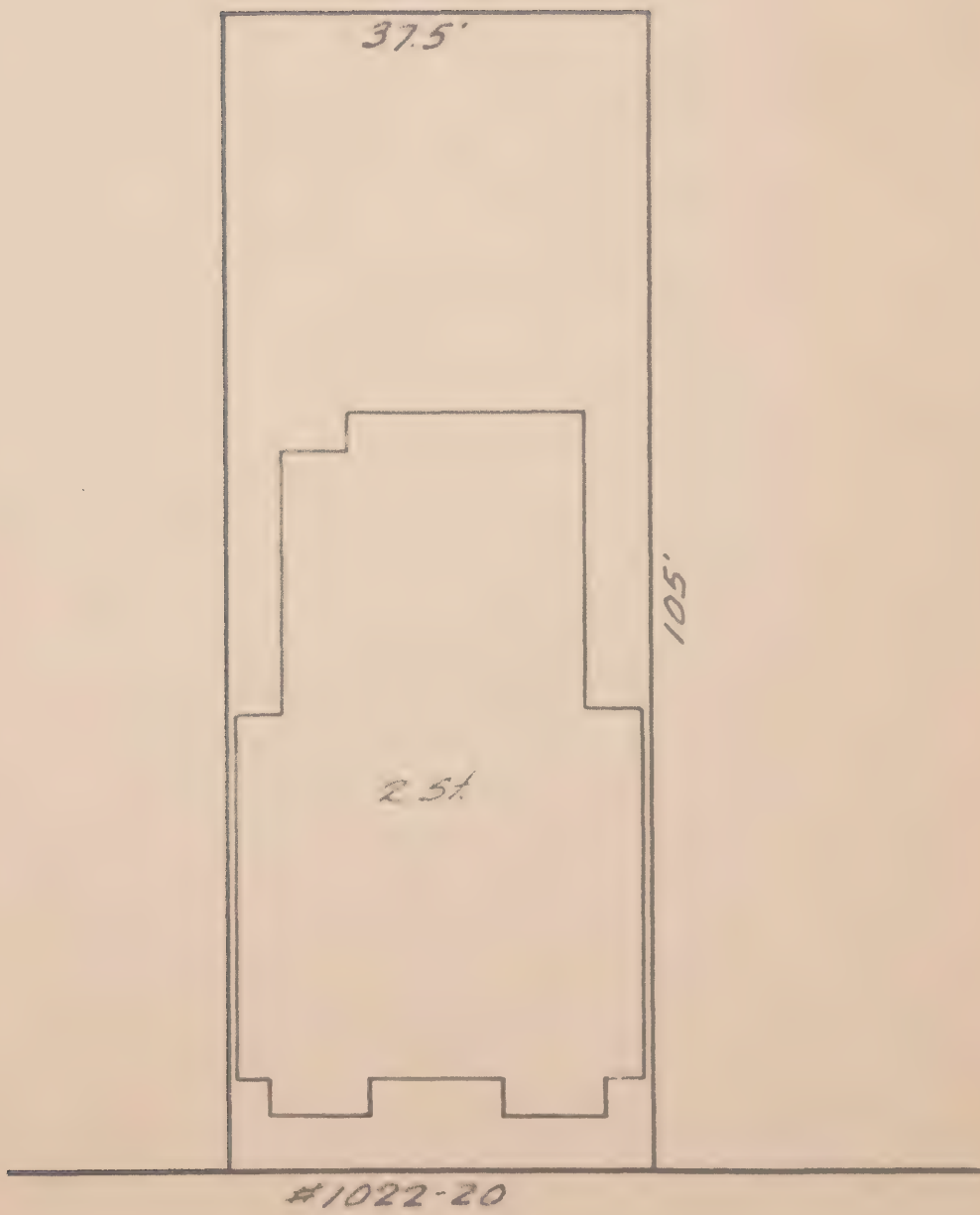
Sales Most Comparable	730-14; 1153-7; 795-16		
3,938	s.f. @ \$ 7.50	\$ 29,535	29,500

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
4-4 rms.	\$ 70 ea.	\$ 85	\$ 340 x 85	28,900

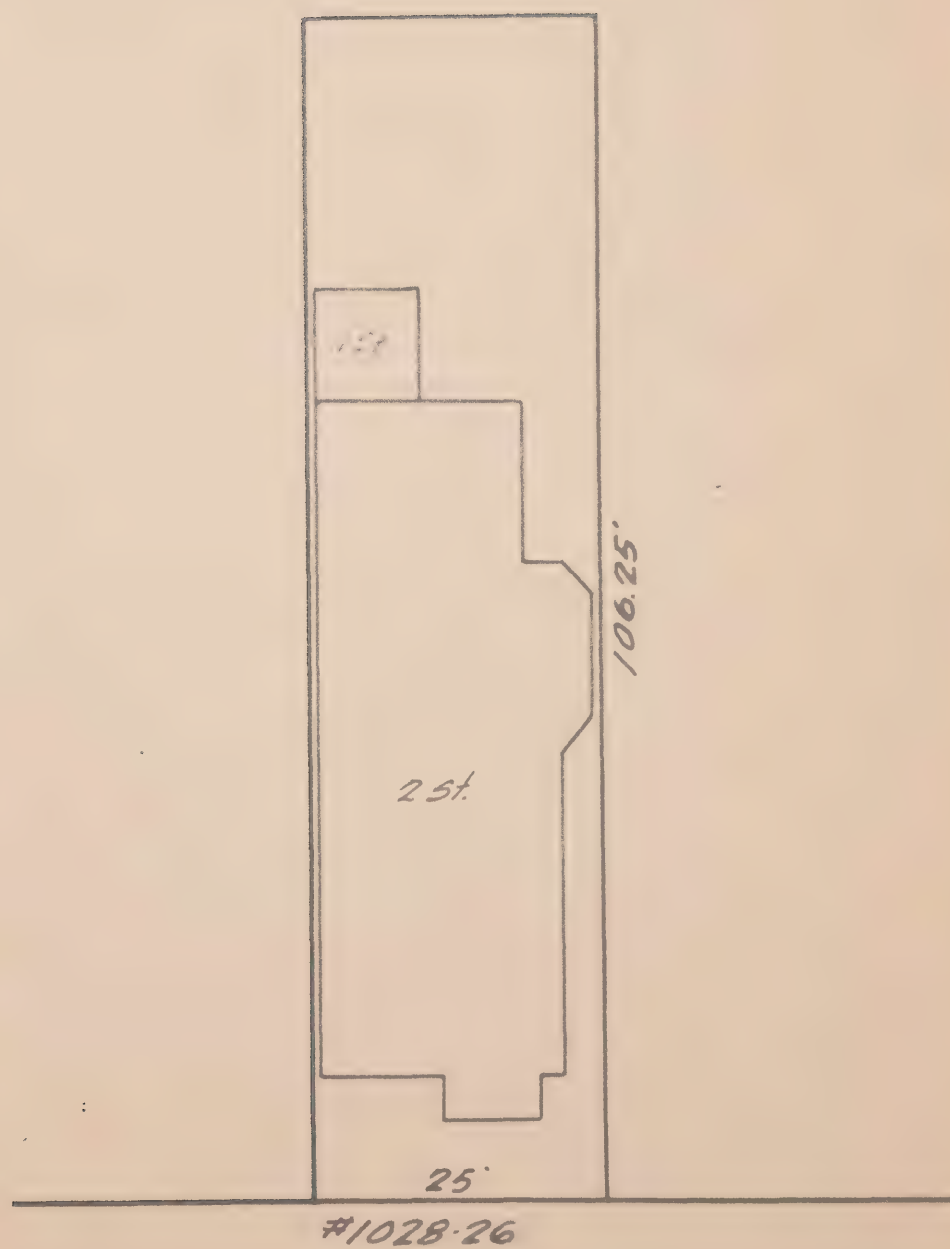
LAND	\$ 16,500
IMPROVEMENTS	<u>12,500</u>

MARKET VALUE OF PROPERTY \$ 29,000



PIERCE STREET





PIERCE STREET



APPRAISAL

OWNER: Vidal Lapitan et ux
PROPERTY ADDRESS: 1032 Pierce

PARCEL NO. 754-14
DATE ACQ: 1945

OWNER'S ADDRESS: 1032 Pierce

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: C-2 PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,030.00
Imps. 1,100.00
\$ 2,130.00

TAXES: \$ 177.00

LAND: DIMENSION 25 x 106.25 = 2,656

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

- (1) 1 st. fr. single family dwelling with 5 rms. and full bsmt.
Bsmt. contains 3 finished rms. with 2/3 bath and a garage.
(2) 1 st. fr. single family dwelling 4 rms. and full stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land 2,656 s.f. @ \$4.14+ \$ 11,000

Improvements

(1) 2,530 s.f. @ \$1.80 (incl. bsmt.) \$4,554

(2) 1,500 s.f. @ 1.00 (incl. bsmt.) 1,500

6,054

17,054

\$17,100

MARKET COMPARISON:

Sales Most Comparable

2,656 s.f. @ \$ 6.25

\$ 16,600

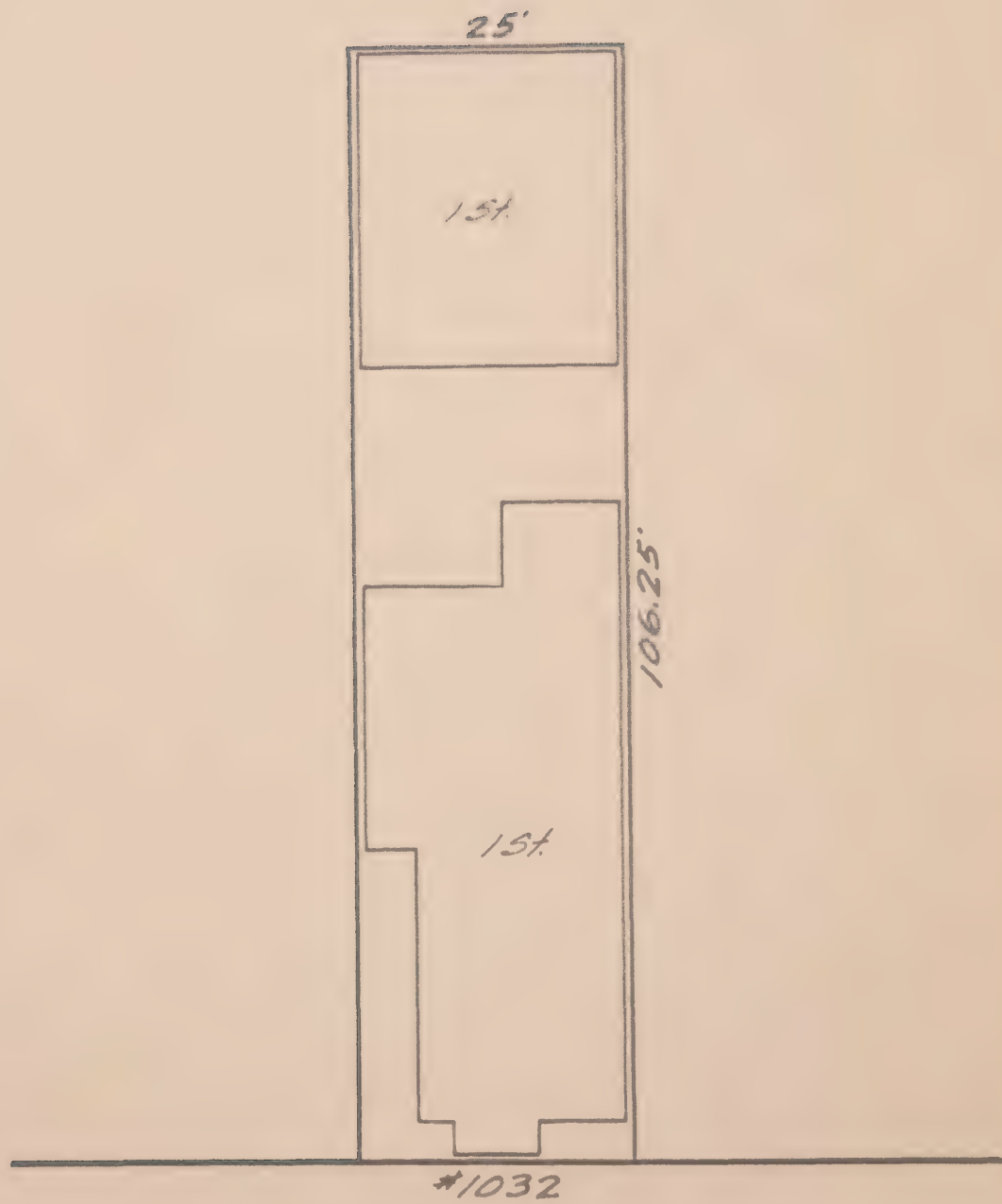
16,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 11,000
IMPROVEMENTS 6,000

MARKET VALUE OF PROPERTY \$ 17,000



PIERCE STREET



APPRAISAL

OWNER: N. J. Andreozzi
 PROPERTY ADDRESS: 1581-89 Turk (15)
 1581-89 Turk (16)

PARCEL NO.
 DATE ACQ.

51-3
 75-15-16

APPRaisal

OWNER: N. J. Andreezzi
 PROPERTY ADDRESS: 1595 Turk (15)
 1581-89 Turk (16)
 OWNER'S ADDRESS: 1996 - 20th Ave.

PARCEL NO. 754-15,-16
 DATE ACQ: 1939

IRS: No
 CONSID: Decree
 BEST USE: Same

ZONING: C-2 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 4,610.00
 Imps. 14,700.00
 \$ 19,310.00

TAXES: \$ 1,604.66

LAND: DIMENSION 81.25 x 87.5 = 7,109 s.f.

IMPROVEMENTS: Condition Good Effective Age 10

This parcel contains 2-1 st. fr. stucco com. bldgs. that were completely remodeled 4 yrs. ago. The bldg. on Pcl. 15 has 2 stores and the bldg. on Pcl. 16 has 3 stores. All stores are occupied under 5 yr. leases.

SUMMATION APPROACH:

Rounded to

Land 7,109 s.f. @ \$5.98+ \$ 42,500
 Improvements
 (15) 1,877 s.f. @ \$7.00 \$13,139
 (16) 3,025 s.f. @ 6.50 19,662
 32,801
 75,301

\$75,300

MARKET COMPARISON:

Sales Most Comparable 678-15,-16

7,109 s.f. @ \$ 10.50

\$ 74,645

74,600

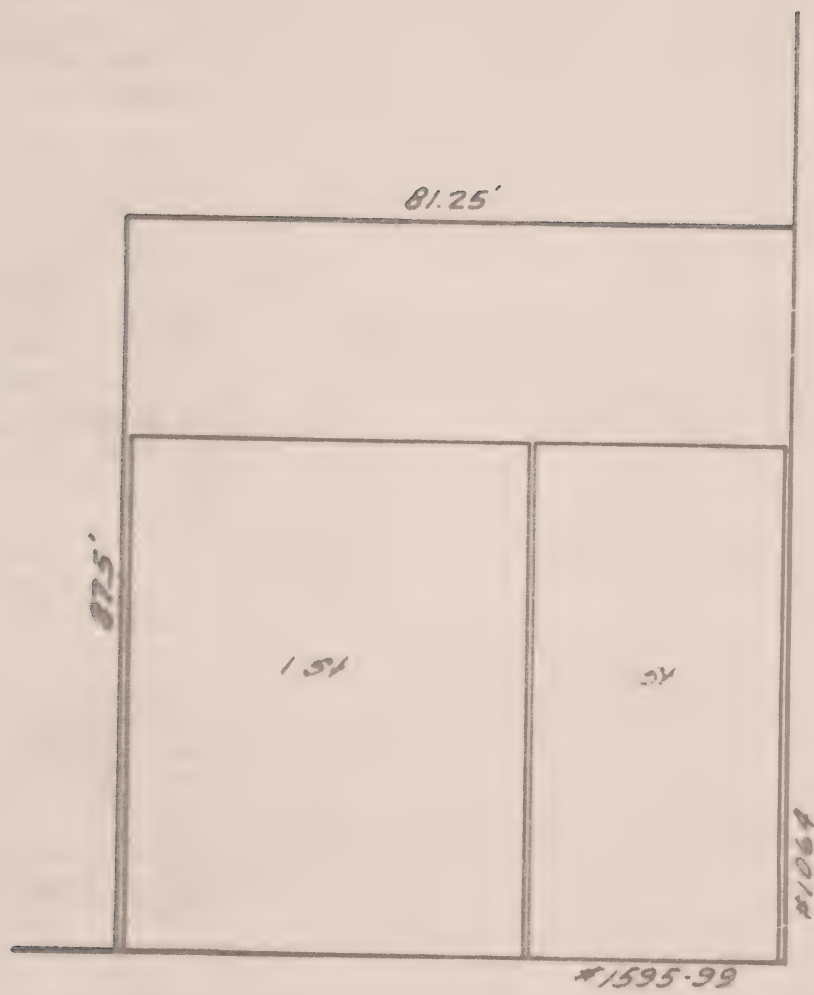
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(15) Launderette (L) 150)			
Barber Shop (L) 150)			
(16) Liquor Store (L) 150)		5 @ \$150	750 x 100
Bar (L) 150)			
Beauty Shop (L) 150)			
			75,000

LAND \$ 42,500
 IMPROVEMENTS 32,500

MARKET VALUE OF PROPERTY \$ 75,000





PIERCE STREET

TURK STREET

APPRAISAL

OWNER: Henderson Houston et ux
PROPERTY ADDRESS: 1573-77 Turk St.

PARCEL NO. 754-18
DATE ACQ: 2-20-45

OWNER'S ADDRESS: 1575 Turk St.

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE Land \$ 1,190.00
Imps. 1,150.00
\$ 2,340.00

TAXES: \$ 194.46

LAND: DIMENSION 25 x 87.5 = 2,187 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60

2 st. str. with 5 rm. bsmt. apt., 5 rms. on 1st flr. and 6 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 2,187 s.f. @ \$5.03+
Improvements 3,780 s.f. @ 2.50

\$ 11,000
9,450
20,450

\$20,500

MARKET COMPARISON:

Sales Most Comparable 797-5; 781-18
2,187 s.f. @ \$ 9.00

\$ 19,683

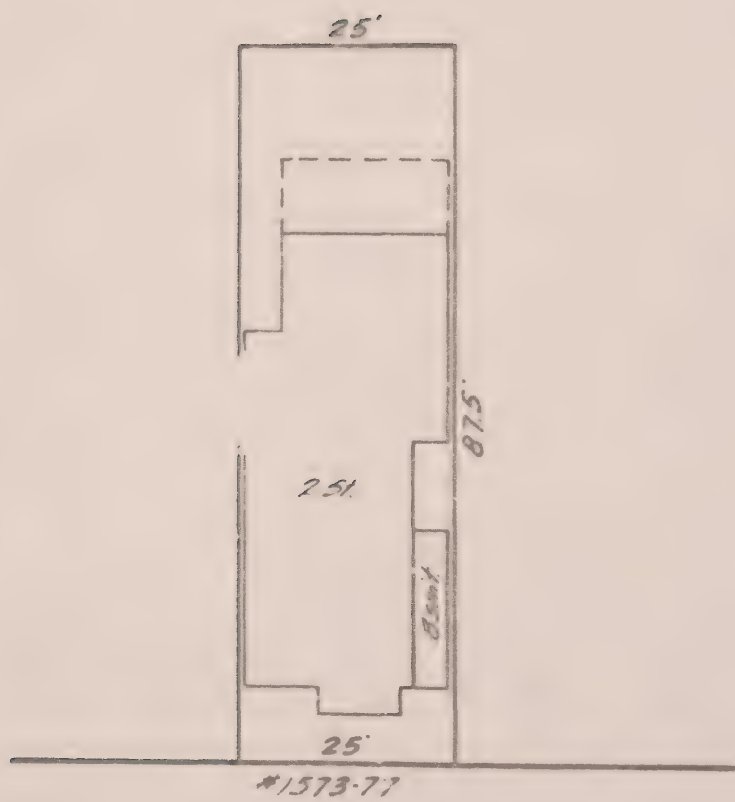
19,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. 5 rms. 60			65
1st flr. 2 rms. 28			85
3 rms. 30			85
2nd flr. 5 rms. Owner			235 x 90 =
			21,150

21,200

LAND \$ 11,000
IMPROVEMENTS 9,000
MARKET VALUE OF PROPERTY \$ 20,000



TURK

REET

Block 715

	NAME	LAND	DEB	TOTAL
1	Maurice Moskowitz	\$ 66,000	\$195,000	\$261,000 ✓
2	El Bethel Miss.Bap.Ch.	46,000	204,000	250,000 ✓
3	Laurenz Saganice	51,500	53,000	104,500 ✓
4	James B. McCoy	51,500		51,500 ✓
5	David M. Struhmer	20,500	12,500	31,000 ✓
6	Leola E. Taylor	15,500	20,500	37,000 ✓
7	Orlando E. Wiley	<u>8,000</u>	<u>-</u>	<u>8,000</u> ✓
		\$261,000	\$480,000	\$741,000





APPRAISAL

52
46-8

OWNER: Maurice Moskovitz et ux
PROPERTY ADDRESS: 1308 Golden Gate
1101-1123 Fillmore
OWNER'S ADDRESS: 501 Camino Del Mar

PARCEL NO. 755-2
DATE ACQ: Rec. 3-17-39

ZONING: C-2 PRESENT USE: Apts. & stores BEST USE: Remodel present use
IRS: -
CONSID: N.S.

ASSESSED VALUE: Land \$ 29,465.00
Imps. 21,000.00
\$ 50,465.00

TAXES: \$ 4,193.64

LAND: DIMENSION 80 x 137.5 = 11,000 s.f. s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60 ±
A 4 st. fr. stucco 32 apt. (102 rms.) 6 store bldg. The bldg.
contains a 16 passenger elevator, cap. 1,500 lb., 31 full baths,
4 toilets in store areas.

SUMMATION APPROACH:

Rounded to

Land	11,000 s.f. @ \$6.00	\$ 66,000	
Improvements	36,011 s.f. @ 5.50	198,061	
		<u>264,061</u>	\$264,100

MARKET COMPARISON:

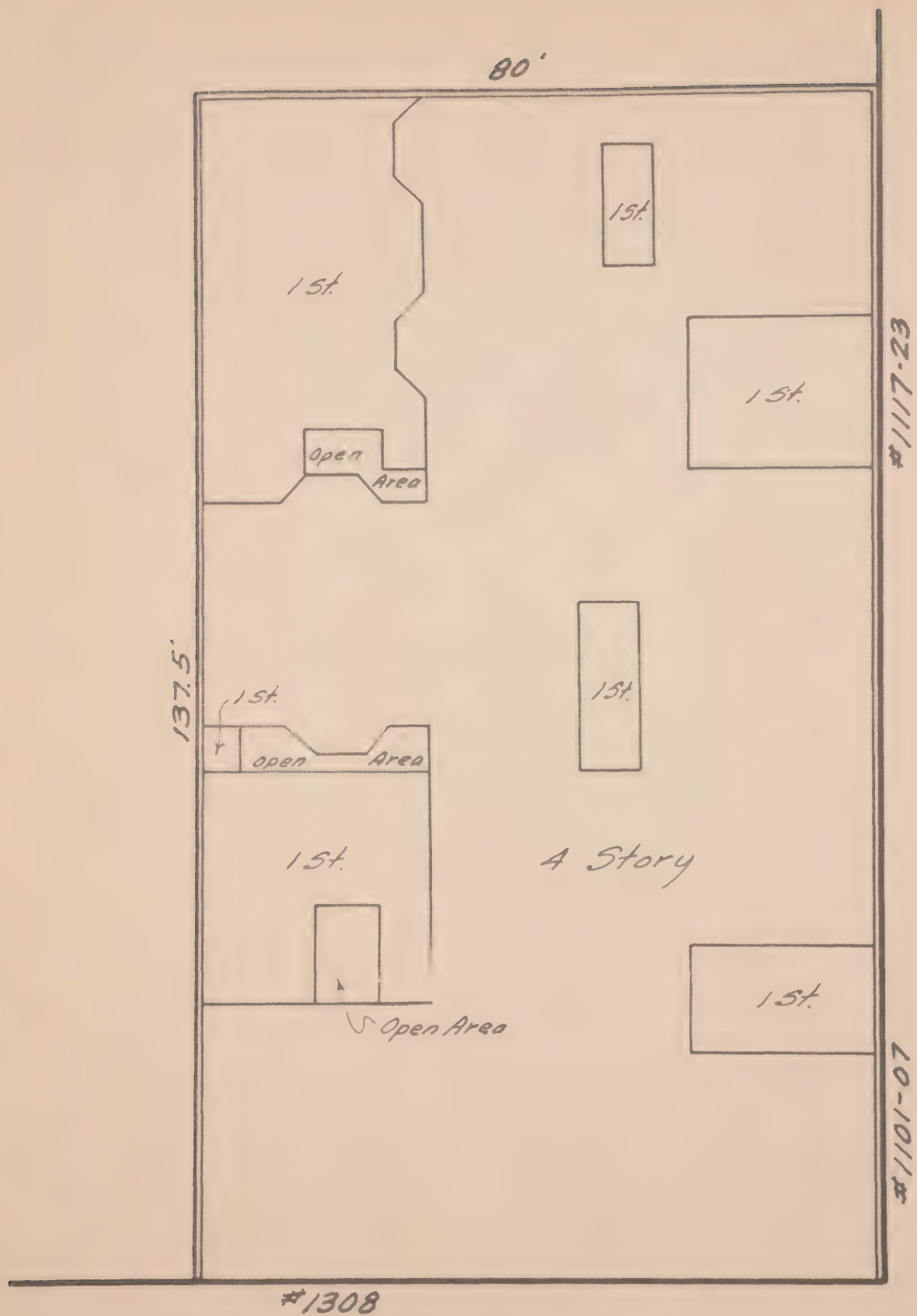
Sales Most Comparable	725-16; 732-15		
	11,000 s.f. @ \$ 24.00	\$ 264,000	264,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
32 apts. (102 rms.)			
@ ave. \$62.50 = 2,000			2,080
Corner store	Not divulged		225
1109	" "		125
1111	" "		125
1117	75		100
1119	125		125
1121	Not divulged		125
			<u>2,905</u> x 90 =
			261,450
			261,500

LAND	\$ 66,000
IMPROVEMENTS	<u>198,000</u>

MARKET VALUE OF PROPERTY \$ 264,000



FILLMORE STREET

GOLDEN GATE AVENUE



APPRAISAL

S.F.

OWNER: El Bethel Missionary Baptist Church of
PROPERTY ADDRESS: 1320 Golden Gate

PARCEL NO. 755-3
DATE ACQ: Unavail.

OWNER'S ADDRESS: 1320 Golden Gate

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: Church

ASSESSED VALUE: Land \$ 3,230.00
Imps. 9,600.00
\$ 12,830.00

TAXES: \$ Exempt

LAND: DIMENSION 57.5 x 137.5 = 7,906

s.f.

IMPROVEMENTS: Condition Excellent

Effective Age 5 ±

A 2 st. reinforced conc. bldg. built in 1941 now remodeled into a modern church bldg. The bldg. contains a kit., dining rm., nursery rm., auditorium, class rms. & 2 restrms. on 1st flr., several offices, stg. rms. 2 restrms. on 2nd flr., a choir loft with 58 fixed seats, 800 l.f. of solid oak pews, 28 add. modern theater seats on 2nd flr. nave. There are 6 wall type heaters, (continued below)

SUMMATION APPROACH:

Rounded to

Land	7,906 s.f. @ \$5.82±	\$ 46,000	
Improvements	12,335 s.f. @ 16.50±	203,528	
		249,528	\$249,500

MARKET COMPARISON: Not applicable

Sales Most Comparable

s.f. @ \$

\$

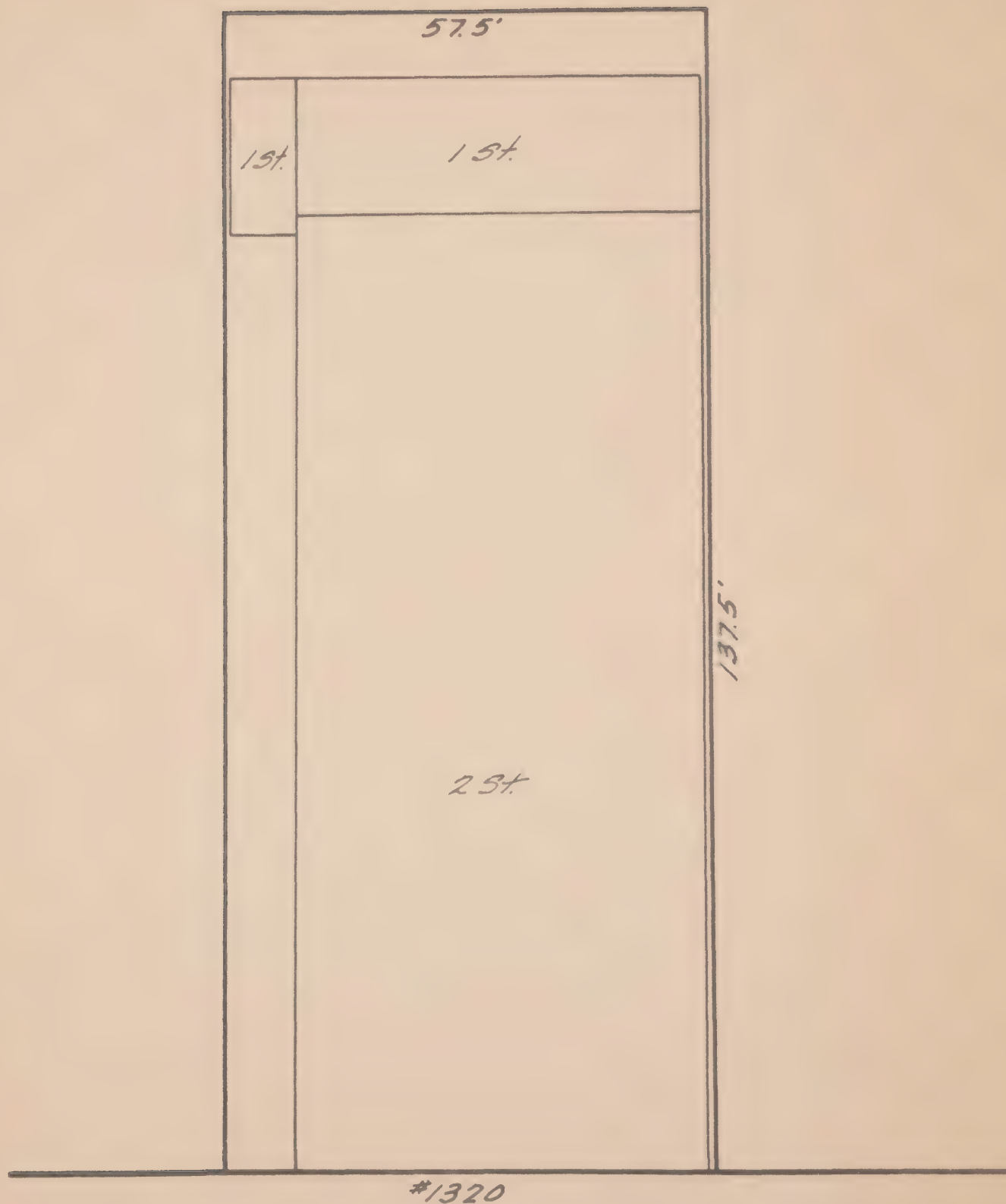
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

2 wall blower heaters, hot water circulating heat for baptistery, and a 100 gallon hot water tank.

LAND	\$ 46,000
IMPROVEMENTS	204,000

MARKET VALUE OF PROPERTY \$ 250,000



GOLDEN GATE AVENUE



APPRAISAL

52
48-6

OWNER: Laurence Magendee
PROPERTY ADDRESS: 1340 Golden Gate

PARCEL NO. 755-5
DATE ACQ: Dec. 8-29-34

OWNER'S ADDRESS: 1340 Golden Gate

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: Mortuary

ASSESSED VALUE: Land \$ 3,870.00
Imps. 14,400.00
\$ 18,270.00

TAXES: \$ 1,518.24

LAND: DIMENSION 68.75 x 137.5 = 9,453 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 2 st. brick mortuary bldg., containing 4 chapels, 260 l.f. pews, embalming rm., 3 rm. and 7 rm. apt., 2 casket showrms., an anterm., a penthse. rm., 2 forced air heaters, 90M BTU ea., incinerator, 1,000 lb. freight elevator. Solid oak paneling in chapels. Bsmt., conc. flrs., walls.

SUMMATION APPROACH:

Rounded to

Land	9,453 s.f. @ \$5.45±	\$ 51,500
Improvements (incl. covered driveway)		
11,822 s.f. @ \$4.00	\$47,288	
Bsmt. 5,469 s.f. @ \$1.00	5,469	
	<u>52,757</u>	
	104,257	\$104,300

MARKET COMPARISON:

Sales Most Comparable 680-1,-2 at \$85,000 is not
9,453 s.f. @ \$ 11.00 \$ 103,983 104,000
as large a bldg. as our subject prop.

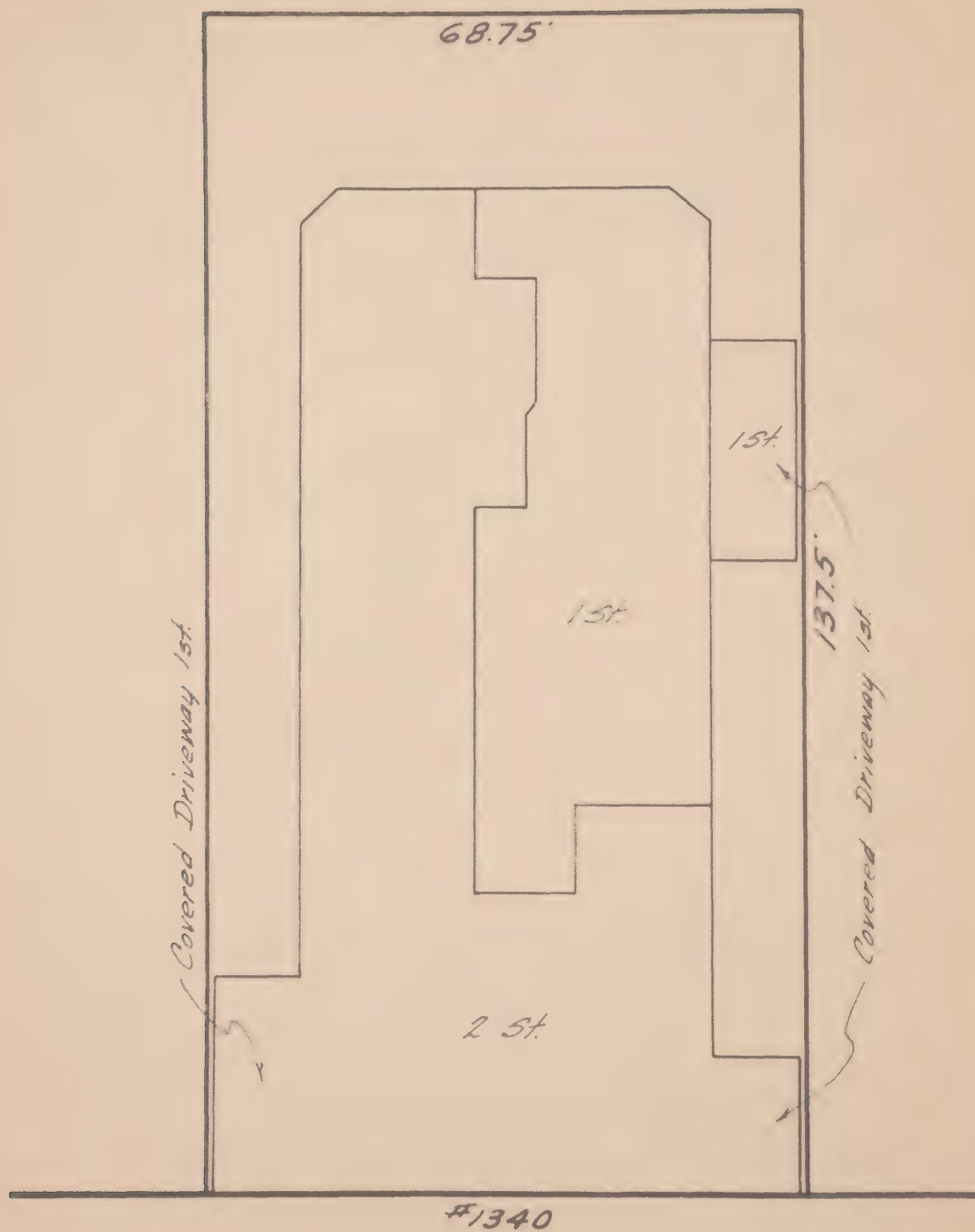
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: Leased on a profit sharing plan to Ray J. Malfanti; Term - Life. The major depreciation to the bldg. is from economic influence rather than from functional or physical causes.

LAND	\$ 51,500
IMPROVEMENTS	<u>53,000</u>

MARKET VALUE OF PROPERTY \$ 104,500



GOLDEN GATE AVENUE



APPRaisal

52
45-5

OWNER: James E. McCoy et al
PROPERTY ADDRESS: 1354 Golden Gate

PARCEL NO. 755-6
DATE ACQ: Unknown

OWNER'S ADDRESS: 1350 Golden Gate

IRS: -
CONSID: -
BEST USE: Office & store

ZONING: C-2 PRESENT USE: Unoccupied boarding hse.

ASSESSED VALUE: Land \$ 3,870.00
Imps. 4,300.00
\$ 8,170.00

TAXES: \$ 678.92

LAND: DIMENSION 68.75 x 137.5 = 9,453 s. f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

A dilapidated 2 st. fr. boarding hse. with bsmt.

SUMMATION APPROACH:

Rounded to

Land	9,453 s.f. @ \$5.45±	\$ 51,500
Improvements	9,748 s.f.)	-
Garage	336 s.f.)	-
		<hr/>

\$51,500

MARKET COMPARISON:

Sales Most Comparable No good comparables

See Sales 674-4; 674-7; 674-8; 1101-22 \$

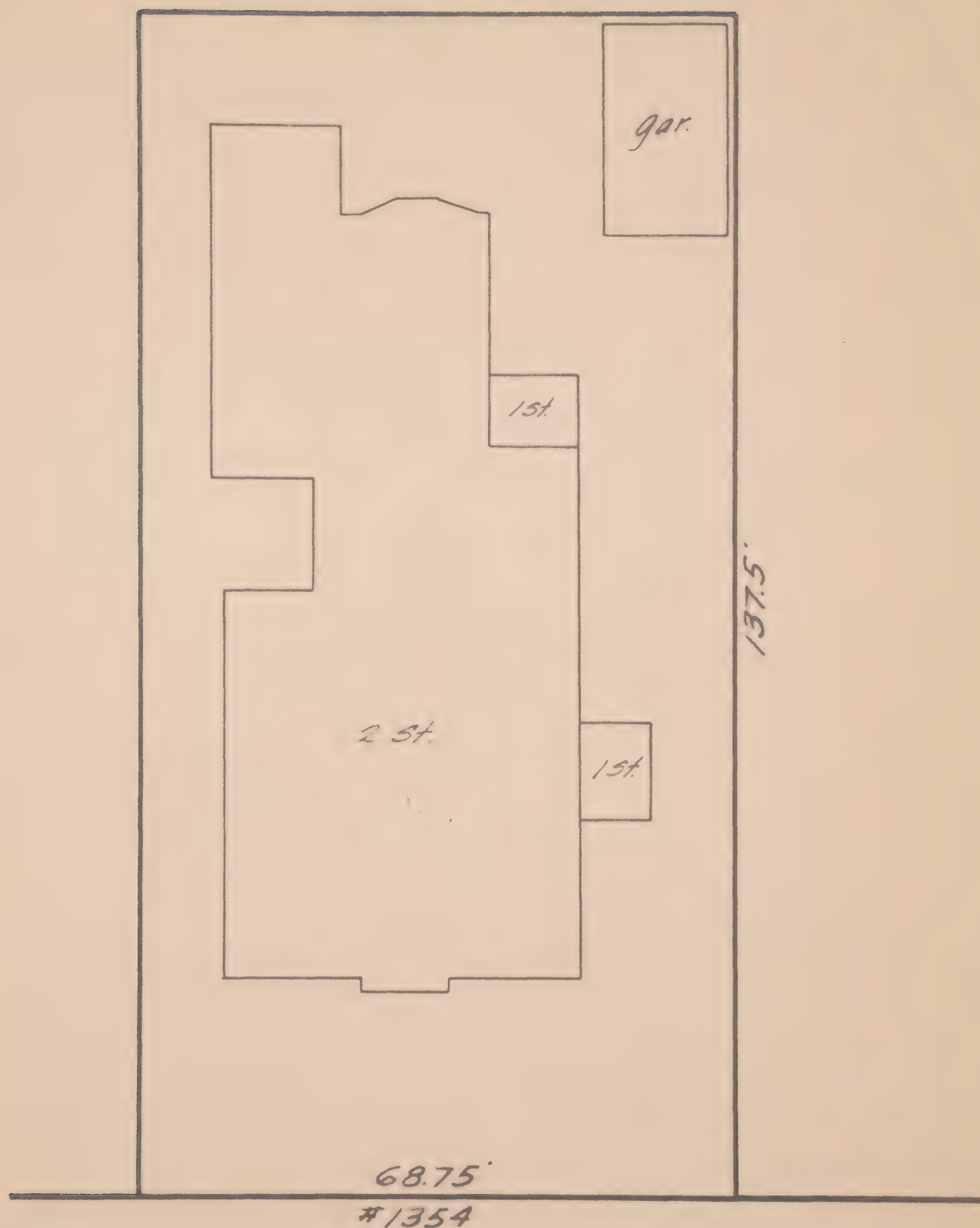
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: The bldg. is vacant and vandalized.

LAND	\$ 51,500
IMPROVEMENTS	<hr/> 0

MARKET VALUE OF PROPERTY \$ 51,500



GOLDEN GATE AVENUE



APPRaisal

52
46-4

OWNER: David M. Strohauer
PROPERTY ADDRESS: 1382-86 Golden Gate

PARCEL NO. 755-9
DATE ACQ: 7-21-61

OWNER'S ADDRESS: 1386 Golden Gate

IRS: No
* CONSID: Purchase of
BEST USE: Present & int.

ZONING: R-3 PRESENT USE: Dog & Cat Hospital

ASSESSED VALUE: Land \$ 1,690.00
Imps. 2,400.00
\$ 4,090.00

TAXES: \$ 339.88

LAND: DIMENSION 30 x 137.5 = 4,125

s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±
A 1 st. fr. stucco bldg. with bsmt. containing 8 rms. down and a 4+
rm. with bath up. The rear 2 st. fr. bldg. has 2 rms. up and 3 rms.
down. There is also a dog run.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.97±	\$ 20,500	
Improvements			
Front bldg.	3,060 s.f. @ \$2.50	\$7,650	
Rear bldg.	840 s.f. @ 2.38±	2,000	
Dog run	936 s.f. @ 1.00	936	
		10,586	
		31,086	\$31,100

MARKET COMPARISON:

Sales Most Comparable No comparables
s. f. @ \$

\$

INCOME APPROACH:

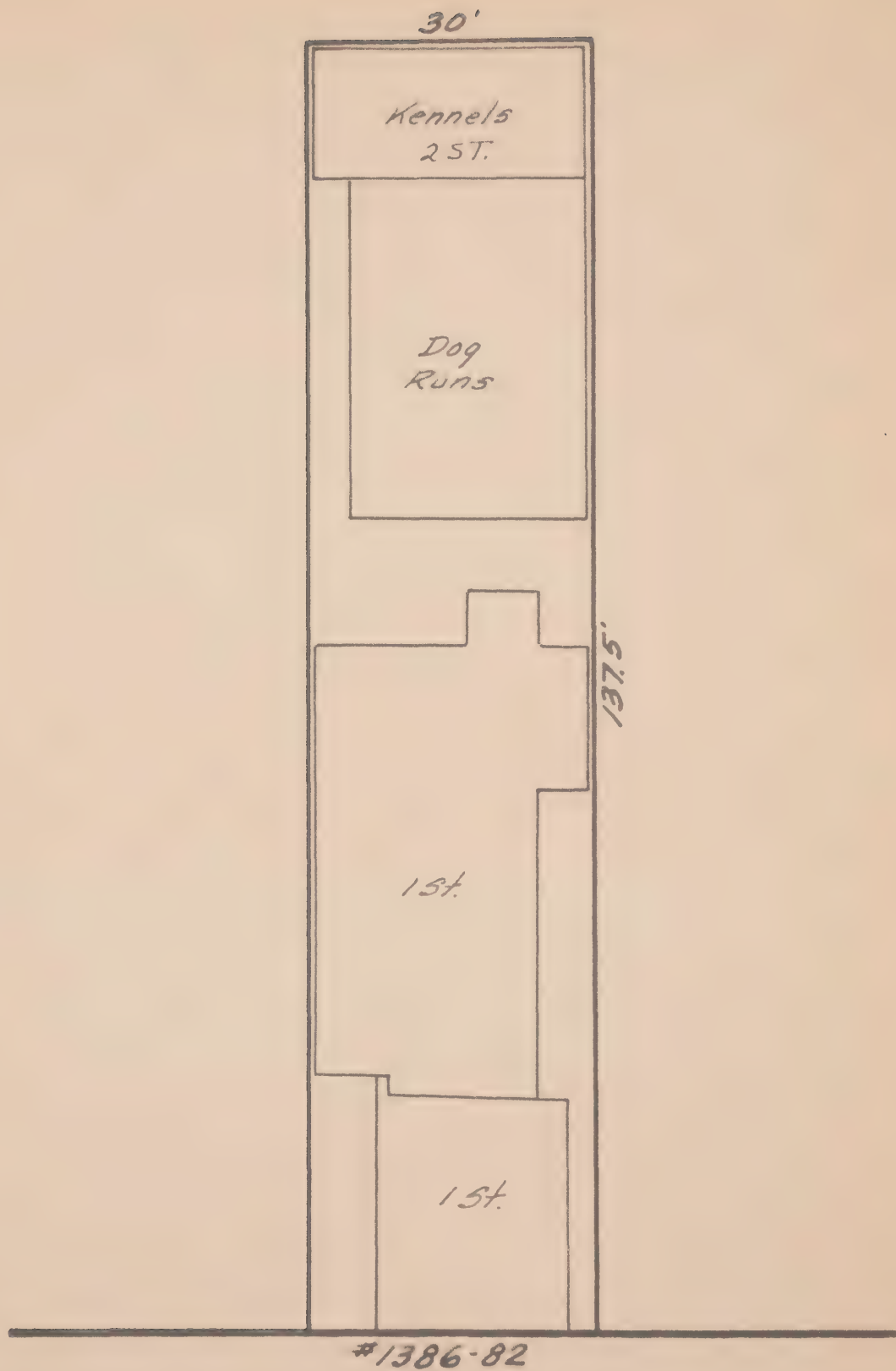
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner occupied			350 x 90 31,500

*Was a partner prior to above transaction. Not a sale.

REMARKS: The main bldg. has a sitting rm., an office,
a small consultation and surgery rm. in addition to
kennels on the first and a 4 rm. apt. for employees
on the top. Owner desires "owner-participation" in
rehab. work.

LAND	\$ 20,500
IMPROVEMENTS	10,500

MARKET VALUE OF PROPERTY \$ 31,000



GOLDEN GATE AVENUE



APPRaisal

OWNER: Leslie L. Butler
 PROPERTY ADDRESS: 1392-96 Golden Gate

PARCEL NO. 755-10
 DATE ACQ: Various

OWNER'S ADDRESS: Unknown

IRS: None shown
 CONSID: N.S.
 BEST USE: Present

ZONING: R-3 PRESENT USE: Conv. 21
 hsekpy. rms.

ASSESSED VALUE: Land \$ 2,500.00
 Imps. 5,200.00
 \$ 7,700.00

TAXES: \$ 639.88

LAND: DIMENSION 40 x 82 = 3,280

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 50 ±

A 3 st. fr. 21 housekeeping rm. bldg. w/ stg. bsmt. and attic.

SUMMATION APPROACH:

Rounded to

Land	3,280 s.f. @ \$5.03+	\$ 16,500	
Improvements	6,613 s.f. @ 2.75	\$18,186	
Bsmt.	2,859 s.f. @ 1.00	<u>2,859</u>	
		21,045	
		<u>37,545</u>	\$37,500

MARKET COMPARISON:

Sales Most Comparable			
3,280 s.f. @ \$ 11.25	\$		36,900

INCOME APPROACH:

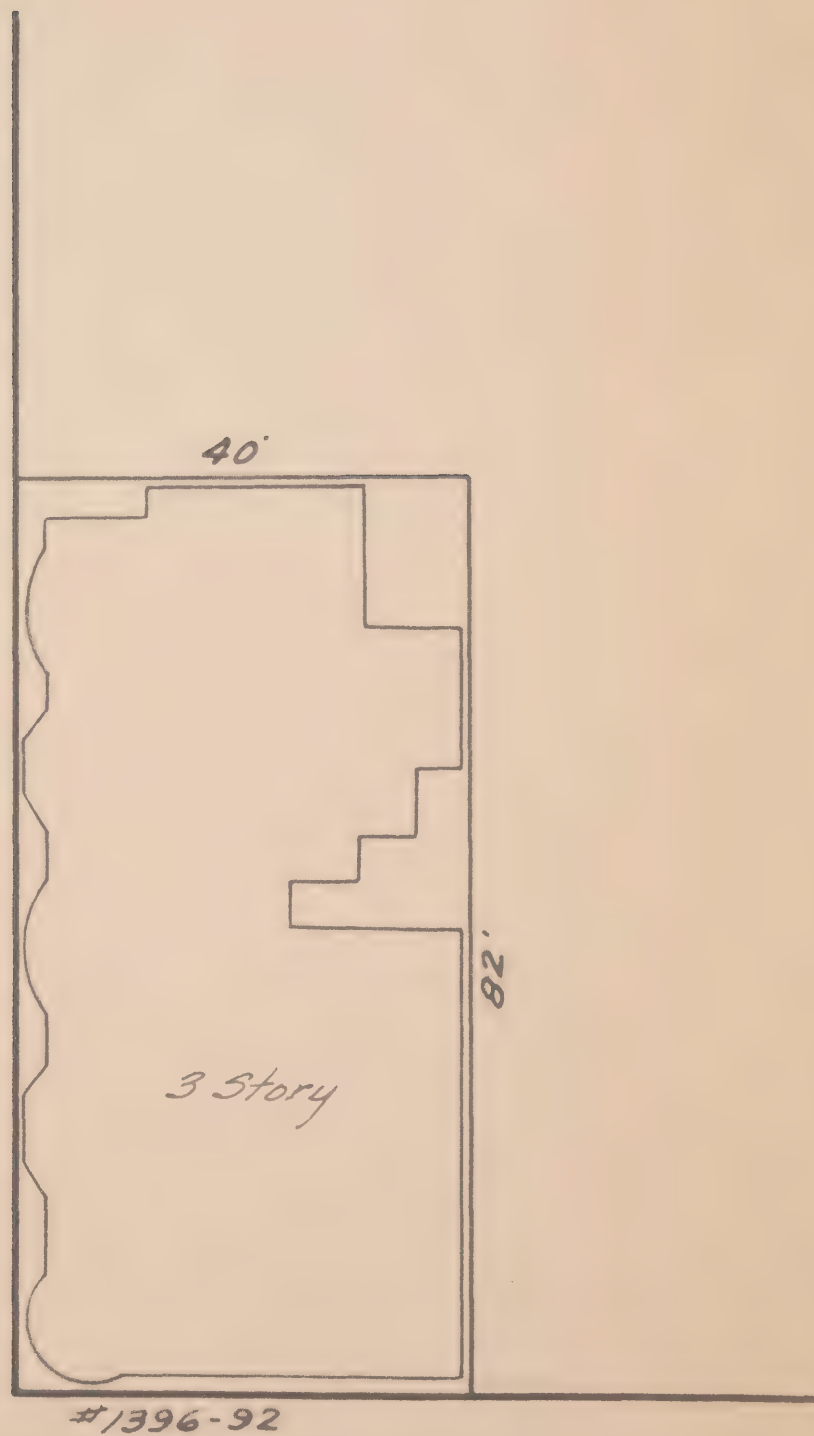
Units	Actual	Fair	Total Monthly
	\$	\$	\$
21 rms. ave. 35.60 = \$748			
(Est.) Lease Value \$375 x 95 =			
		35,625	\$35,600

REMARKS: Presently listed for \$39,950.00.

LAND	\$ 16,500
IMPROVEMENTS	<u>20,500</u>

MARKET VALUE OF PROPERTY \$ 37,000

STEINER STREET



GOLDEN GATE AVENUE



APPRaisal

52
46-2

OWNER: Grace M. Mosley
PROPERTY ADDRESS: Vacant on Steiner

PARCEL NO. 755-11
DATE ACQ: 9-14-59

OWNER'S ADDRESS: 228 Juanita Way

IRS: \$4.95
CONSID: N.S.
BEST USE: Office

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 1,470.00
Impe. -
\$ 1,470.00

TAXES: \$ 122.16

LAND: DIMENSION 55.5 x 40 = 2,220

s. f.

IMPROVEMENTS: Condition =

Effective Age - ±

A vacant lot enclosed by galvanized iron fence. Two Foster & Kleiser signs. Annual rental \$50.00.

SUMMATION APPROACH: Not applicable

Rounded to

Land
Improvements

\$

MARKET COMPARISON:

Sales Most Comparable

2,220 s. f. @ \$ 4.05±

\$

\$9,000

INCOME APPROACH: Not applicable

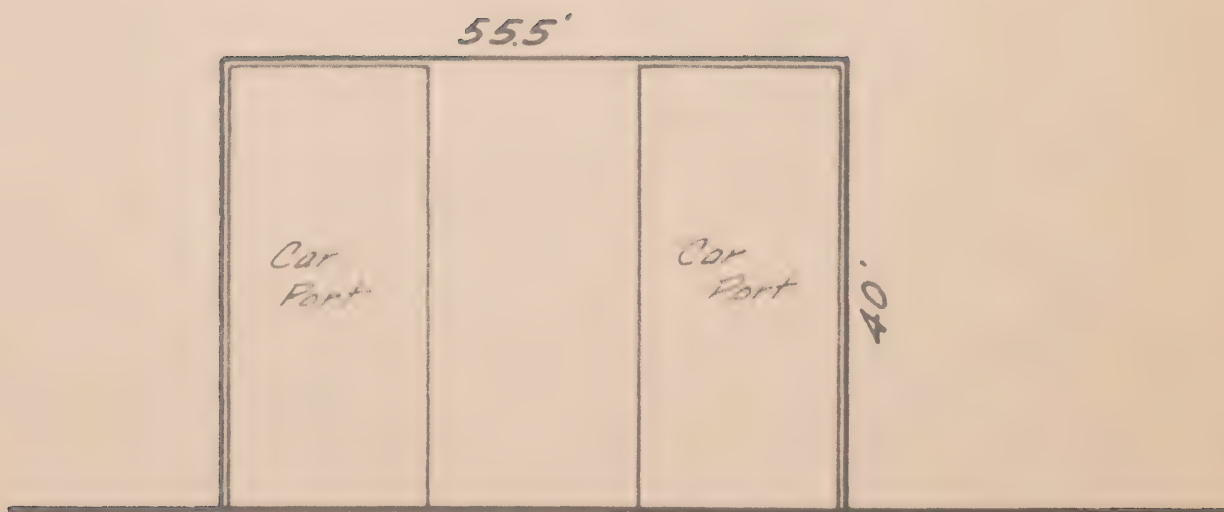
<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

REMARKS: It is assumed that the Foster & Kleiser signs removal costs are to be borne by the advertising company.

LAND
IMPROVEMENTS

\$ 9,000

MARKET VALUE OF PROPERTY \$ 9,000



STEINER

STREET

BLOCK 756

	NAME	LAND	IMPS	TOTAL
-2	Howard L. Burr	\$ 62,500	\$ 18,500	\$ 81,000 ✓
-2A	Union Oil etc	33,000	7,000	40,000 ✓
-3	Joseph M. Dubonsky	23,500	4,000	27,500 ✓
-4	Max Spring	18,000	4,500	22,500 ✓
-5	Jimmie D. Henry	18,000	2,000	20,000 ✓
-6	Lillian Copper	18,000	3,000	21,000 ✓
-7	Ruby K. Payne	18,000	3,000	21,000 ✓
-8	Sam Banayat	27,000	20,000	47,000 ✓
-9	Jsoephine Campbell	16,500	7,500	24,000 ✓
-10	Dewayne Holmes	12,500	10,000	22,500 ✓
-11	Way Soon Lee	24,500	56,500	81,000 ✓
-12	Stuart Kepner	<u>25,000</u>	<u>14,000</u>	<u>39,000</u> ✓
		\$296,500	\$150,000	\$446,500



APPRAISAL

53
47-12

OWNER: Howard L. Burr et al
PROPERTY ADDRESS: 1005 Webster St.

PARCEL NO. 756-2
DATE ACQ: Rec. 8-14-57

OWNER'S ADDRESS: 2032 Emory St.

IRS: None
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: Warehouse & Shop

ASSESSED VALUE: Land \$ 6,320.00
Imps. 9,400.00
\$ 15,720.00

TAXES: \$ 1,306.34

LAND: DIMENSION Irregular - 12,506 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±
1 st. fr. reinforced conc. warehouse type bldg. containing a shop and stg, area on Webster St. side and stg. and repair section with 2 toilets on the mezzanine.

SUMMATION APPROACH:

Rounded to

Land	12,506 s.f. @ \$5.00+	\$ 62,500	
Improvements	12,506 s.f. @ 1.50	18,759	
		81,259	\$81,300

MARKET COMPARISON:

Sales Most Comparable	767-10		
12,506 s.f. @ \$	6.50	\$ 81,289	81,300

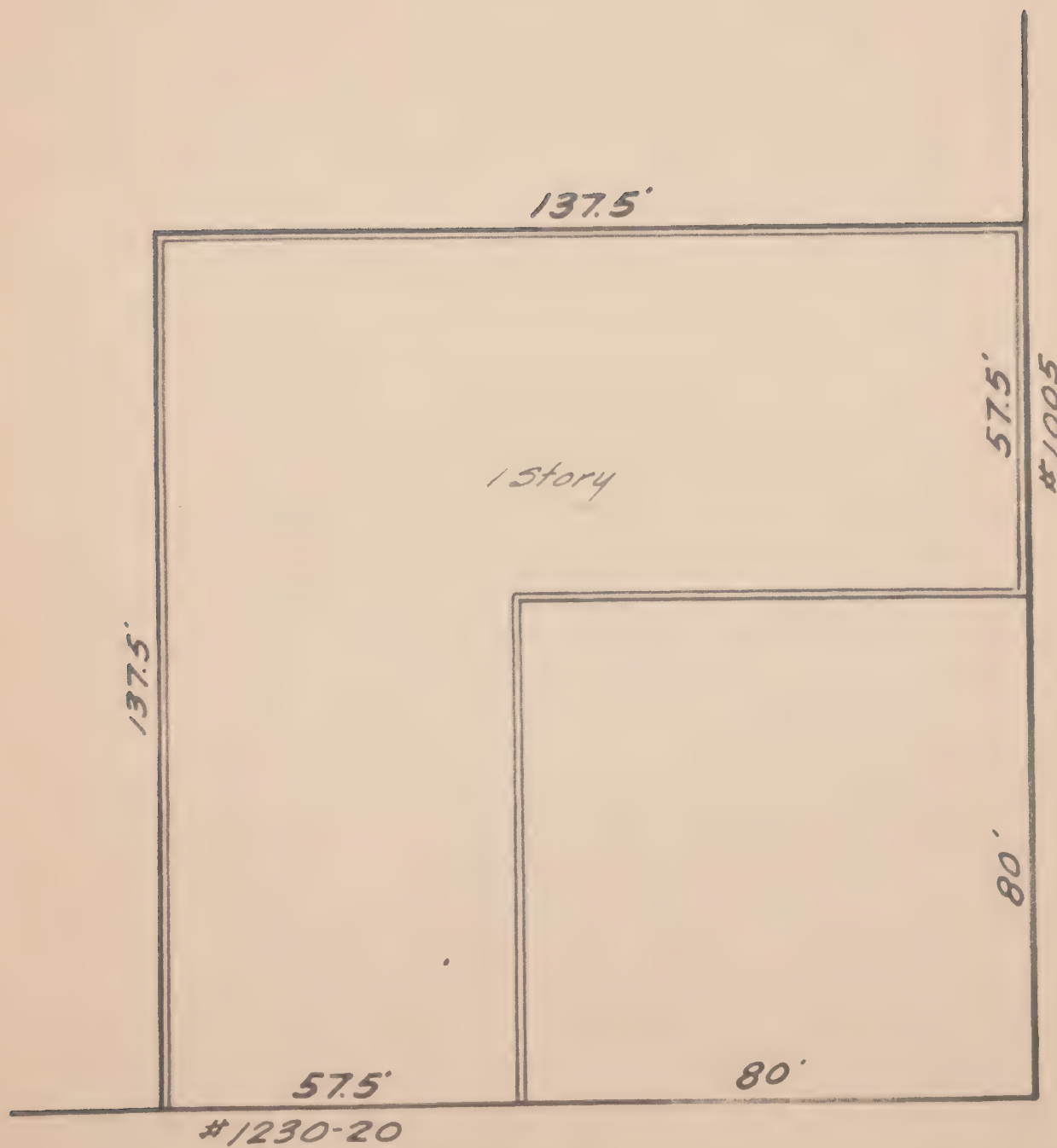
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$412.50 + \$40 taxes	\$	\$ 700 x 110	77,000

REMARKS: The following are included in the bldg. valuation:
1 gas pump and 2 underground tanks (285 gal. & 288 gal.)
suspended monorail and chain hoist 35 l.f., 1½ HP compressor.
Leased to Langendorf Bakery for \$412.50/mo. plus taxes in excess of \$850/yr. Expires 12-31-64.

LAND	\$ 62,500
IMPROVEMENTS	18,500

MARKET VALUE OF PROPERTY \$ 81,000



GOLDEN GATE AVENUE

WEBSTER STREET





APPRaisal

13
23-11

OWNER: Joseph M. Dubonsky et ux
PROPERTY ADDRESS: 1234-36 Golden Gate

PARCEL NO. 756-3
DATE ACQ: 10-9-59

OWNER'S ADDRESS: 1234 Golden Gate

IRS: \$18.70
CONSID: *\$37,500
BEST USE: Store

ZONING: C-2 PRESENT USE: Store

ASSESSED VALUE: Land \$ 2,510.00
Imps. 2,000.00
\$ 4,510.00

TAXES: \$ 374.78

LAND: DIMENSION 34.38 x 137.5 = 4,727± s.f.

IMPROVEMENTS: Condition Fair Effective Age 50
1 st. brick store bldg. consisting of a large rm., 2 toilets, 3 skylights, a suspended gas blower heater, and a stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	4,727± s.f. @ \$4.97±	\$ 23,500	
Improvements	4,556 s.f. @ 1.00	\$4,556	
Basement -		500	
		5,056	
		28,556	\$28,600

MARKET COMPARISON:

Sales Most Comparable 1127-20; 773-28
4,727 s.f. @ \$ 5.80± \$ 27,417 27,400

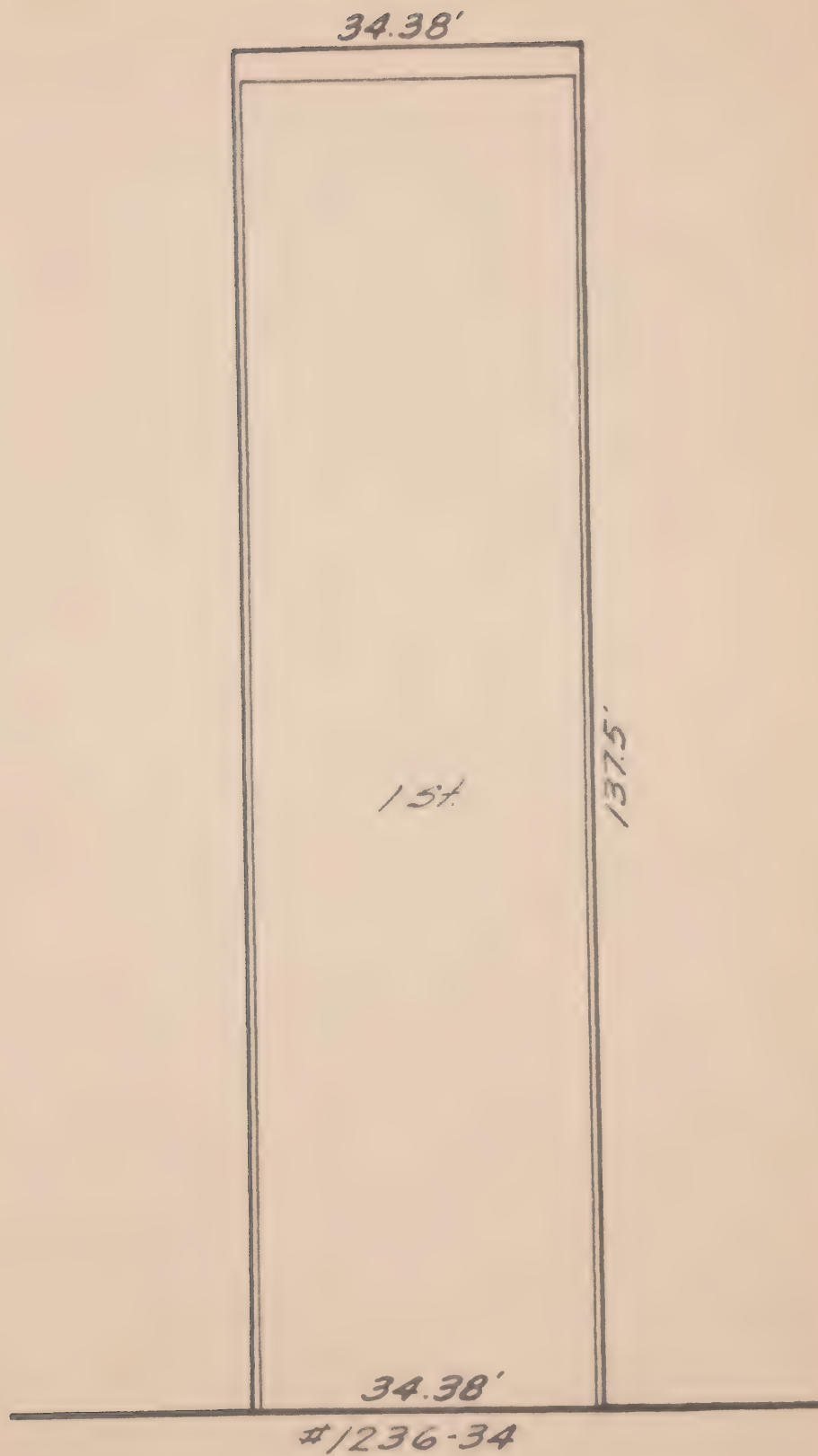
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner occupied			300 x 85 = 25,500

*According to buyer, seller would not say how much but did say less than \$30,000.

LAND	\$ 23,500
IMPROVEMENTS	4,000

MARKET VALUE OF PROPERTY \$ 27,500



GOLDEN GATE AVENUE



APPRAISAL

53
27-10

OWNER: Max Spring et ux
PROPERTY ADDRESS: 1246 Golden Gate

PARCEL NO. 756-4
DATE ACQ: 7-9-57

OWNER'S ADDRESS: 779-40th Ave.

IRS: \$7.15
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: Store

ASSESSED VALUE: Land \$ 1,880.00
Imps. 1,000.00
\$ 2,880.00

TAXES: \$ 239.32

LAND: DIMENSION 25.78 x 137.5 = 3,545± s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±
1 st. fr. store bldg. consisting of a store, an office space,
1 restroom and a stg. rm. Conc. flr. Also, Foster & Kleiser
sign.

SUMMATION APPROACH:

Rounded to

Land	3,545± s.f. @ \$5.08±	\$ 18,000	
Improvements	3,506 s.f. @ 1.50	5,259	
		<u>23,259</u>	\$23,300

MARKET COMPARISON:

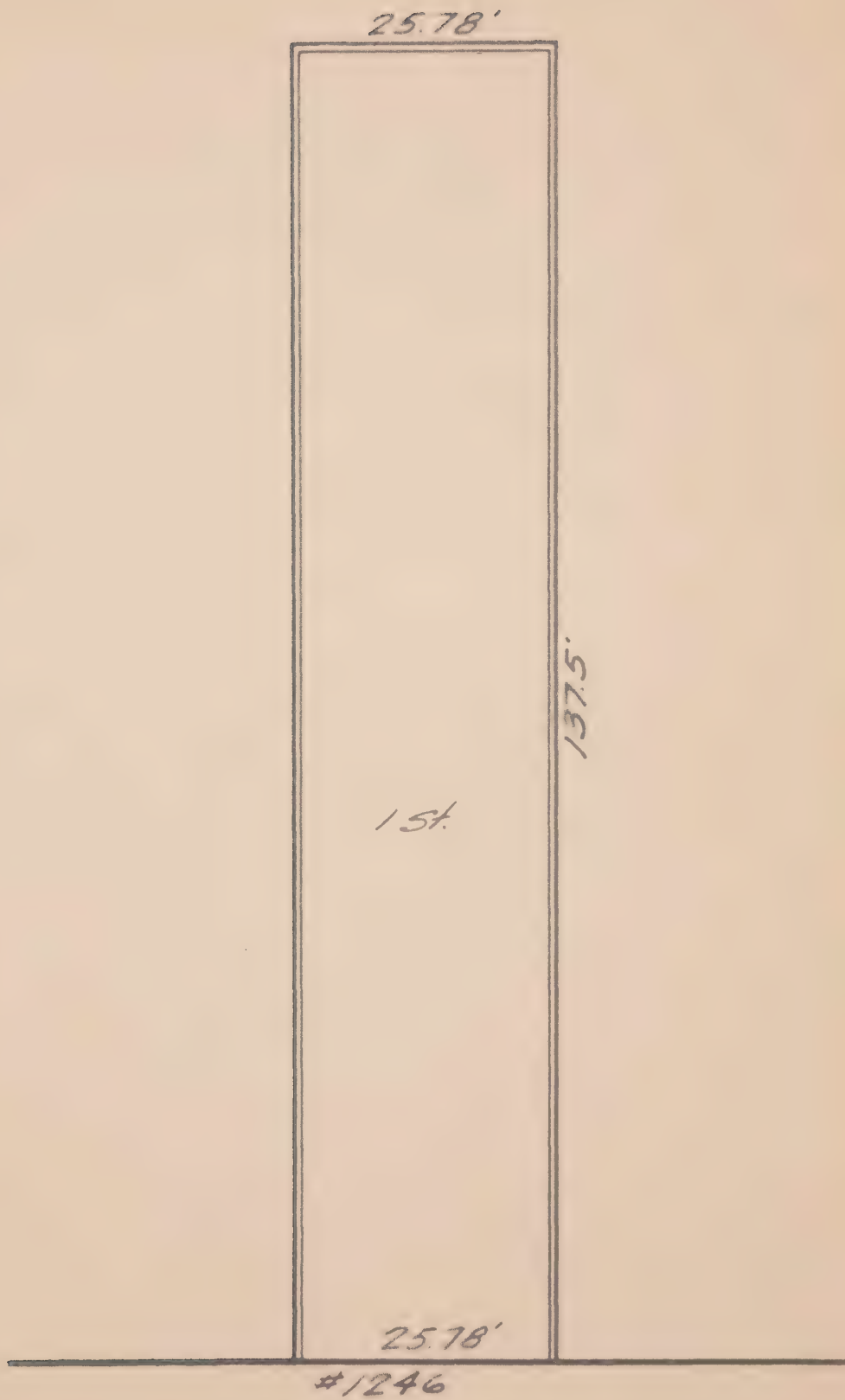
Sales Most Comparable	1127-20; 773-28		
	3,545 s.f. @ \$ 6.00	\$ 21,270	21,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	Owner occupied		225
Sign	35		35
			<u>260 x 85 =</u>
			22,100

LAND	\$ 18,000
IMPROVEMENTS	<u>4,500</u>

MARKET VALUE OF PROPERTY \$ 22,500



GOLDEN GATE AVENUE



APPRAISAL

53
47-2

OWNER: Jimmie D. Henry
PROPERTY ADDRESS: 1248-52 Golden Gate

PARCEL NO. 756-5
DATE ACQ: 3-10-59

OWNER'S ADDRESS: 1248 Golden Gate

IRS: \$19.80
CONSID: \$18,000
BEST USE: Store

ZONING: C-2 PRESENT USE: Flats (2)

ASSESSED VALUE: Land \$ 1,880.00
Impe. 1,850.00
\$ 3,730.00

TAXES: \$ 233.10

LAND: DIMENSION 25.78 x 137.5 = 3,545+ s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. fr. 2 flat bldg. (1-7, 1-7½) w/ bsmt. gar.

SUMMATION APPROACH:

Rounded to

Land 3,545+ s.f. @ \$5.08+ \$ 18,000
Improvements 3,806 s.f. (sustaining use) 2,000

\$20,000

MARKET COMPARISON:

Sales Most Comparable 758-22; 756-9
3,545+ s.f. @ \$ 5.80±

\$ 20,561

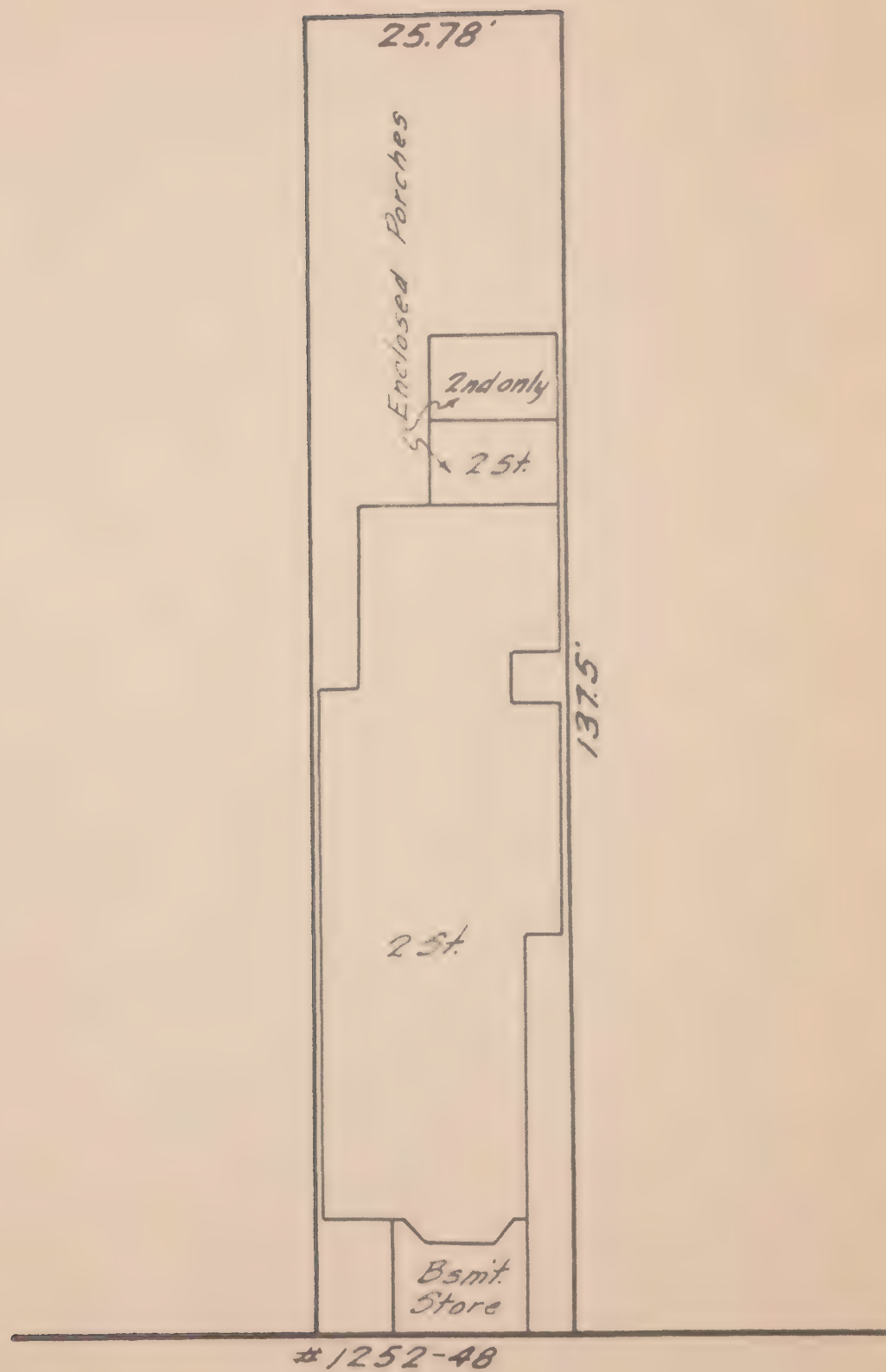
\$20,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-7	85		85
1-7½	85		85
			170 x 110
			18,700

LAND \$ 18,000
IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 20,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Lillian Cooper
PROPERTY ADDRESS: 1254-58 Golden Gate

PARCEL NO. 756-6
DATE ACQ: 5-12-59

OWNER'S ADDRESS: 1256 Golden Gate

IRS: None
CONSID: Unknown
BEST USE: Store

ZONING: C-2 PRESENT USE: Flats and Church room

ASSESSED VALUE: Land \$ 1,880.00
Imps. 1,850.00
\$ 3,730.00

TAXES: \$ 269.96

LAND: DIMENSION 25.78 x 137.5 = 3,545 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

A 2 st. fr. 2 flat bldg. (1-5, 1-6) with bsmt. church (540 s.f.).

SUMMATION APPROACH:

Rounded to

Land	3,545+ s.f. @ \$5.08±	\$ 18,000
Improvements	3,806+ s.f.) sustaining use	3,500
Bsmt.	540 s.f.)	
		<u>21,500</u>

\$21,500

MARKET COMPARISON:

Sales Most Comparable 758-22; 756-9
3,545 s.f. @ \$ 6.00

\$ 21,270

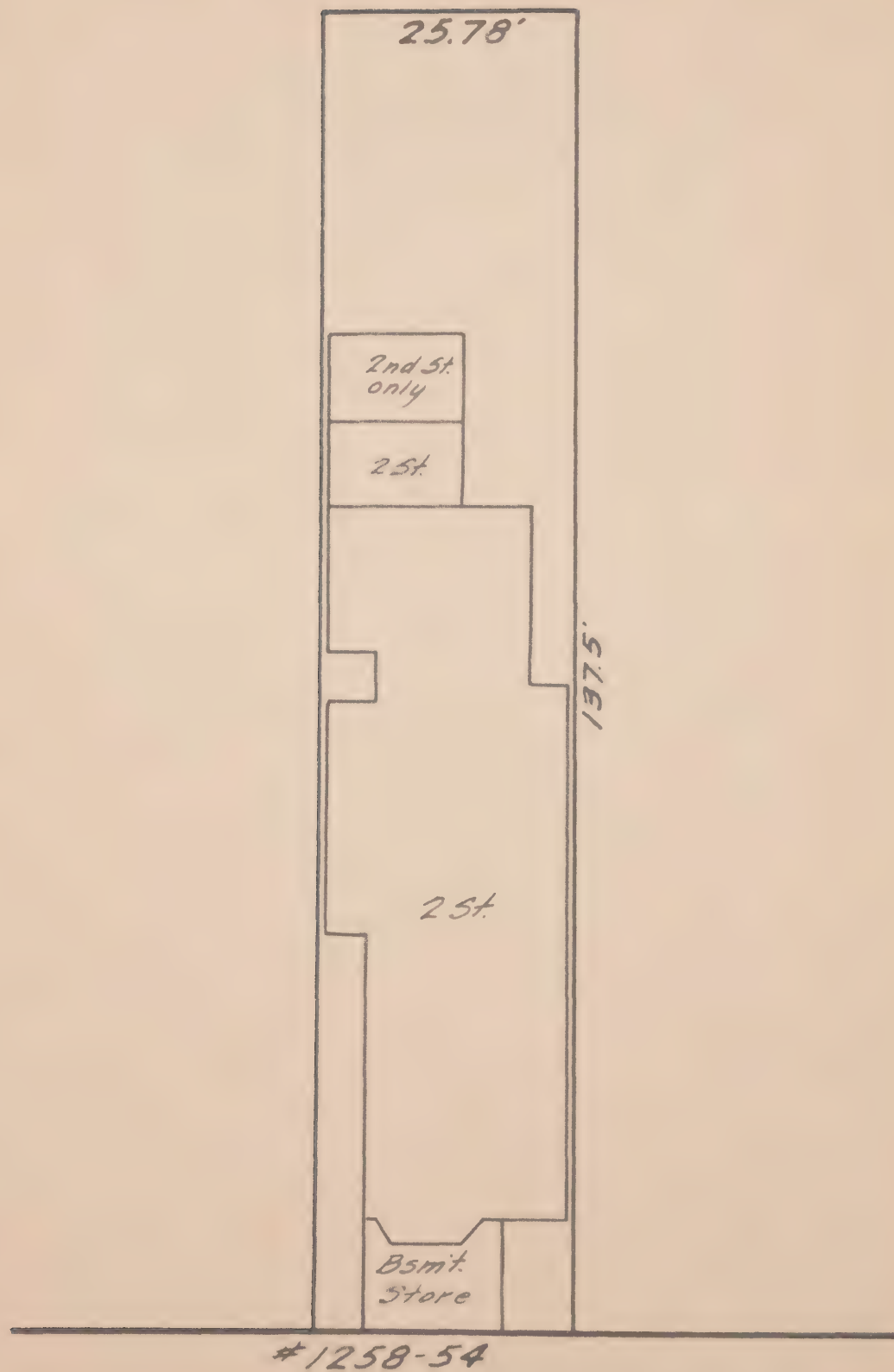
21,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	90		85
1-6	90		85
Church	50		25
			<u>195 x 105 =</u>
			20,475
			20,500

LAND	\$ 18,000
IMPROVEMENTS	<u>3,000</u>

MARKET VALUE OF PROPERTY \$ 21,000



GOLDEN GATE AVENUE



APPRaisal

53
47-7

OWNER: Ruby K. Payne
PROPERTY ADDRESS: 1260-64 Golden Gate

PARCEL NO. 756-7
DATE ACQ: 2-10-60

OWNER'S ADDRESS: 1264 Golden Gate

IRS: None
CONSID: Family
BEST USE: Store

ZONING: C-2 PRESENT USE: Flats and Church rm.

ASSESSED VALUE: Land \$ 1,920.00
Imps. 1,850.00
\$ 3,770.00

TAXES: \$ 313.28

LAND: DIMENSION 25.78 x 137.5 = 3,545 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. fr. 2 flat bldg. (1-6, 1-5) with bsmt. churchrm.

SUMMATION APPROACH:

Rounded to

Land 3,545 s.f. @ \$5.08± \$ 18,000
Improvements 3,806± s.f.)
Basement 540 s.f.) Sustaining use 3,500

\$21,500

MARKET COMPARISON:

Sales Most Comparable 758-22; 756-9
3,545 s.f. @ \$ 6.00

\$ 21,270

21,300

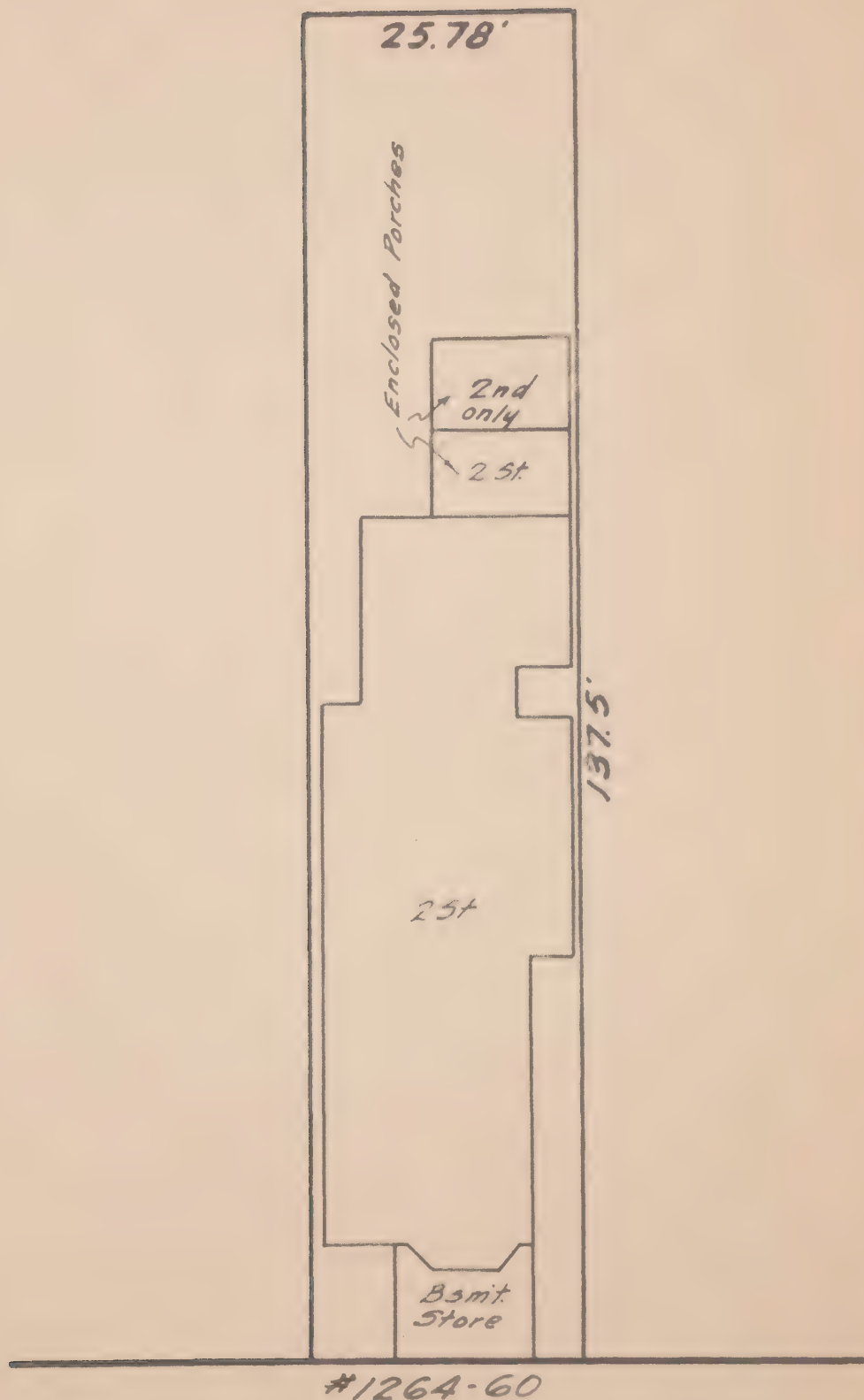
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	80		85
1-5	70		85
Church	60		25
			195 x 105 =
			20,475

20,500

LAND \$ 18,000
IMPROVEMENTS 3,000

MARKET VALUE OF PROPERTY \$ 21,000



GOLDEN GATE AVENUE



APPRAISAL

53
47-6

OWNER: Sam Banayat
PROPERTY ADDRESS: 1270-74 Golden Gate

PARCEL NO. 756-8
DATE ACQ: Prior to 4-15-57

OWNER'S ADDRESS: Unknown

IRS: -

ZONING: C-2 PRESENT USE: Pool hall and 7 apts.

CONSID: N.S.
BEST USE: Present

ASSESSED VALUE: Land \$ 2,740.00
Impr. 7,350.00
\$ 10,090.00

TAXES: \$ 838.48

LAND: DIMENSION 37.5 x 137.5 = 5,156+ s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 +
A 3 st. brick str. and a penthouse, 7 apts. (2-3, 4-2, 1-4) with a pool hall, barber shop and cafe on the ground flr.

SUMMATION APPROACH:

Rounded to

Land	5,156+ s.f. @ \$5.24+	\$ 27,000
Improvements	10,622 s.f. @ 2.00 (incl. penthouse)	\$21,244
Shed	150 s.f. @ \$1.00	150
		21,394
		48,394

\$48,400

MARKET COMPARISON:

Sales Most Comparable 769-17A; 771-14
5,156 s.f. @ \$ 9.00

\$ 46,404

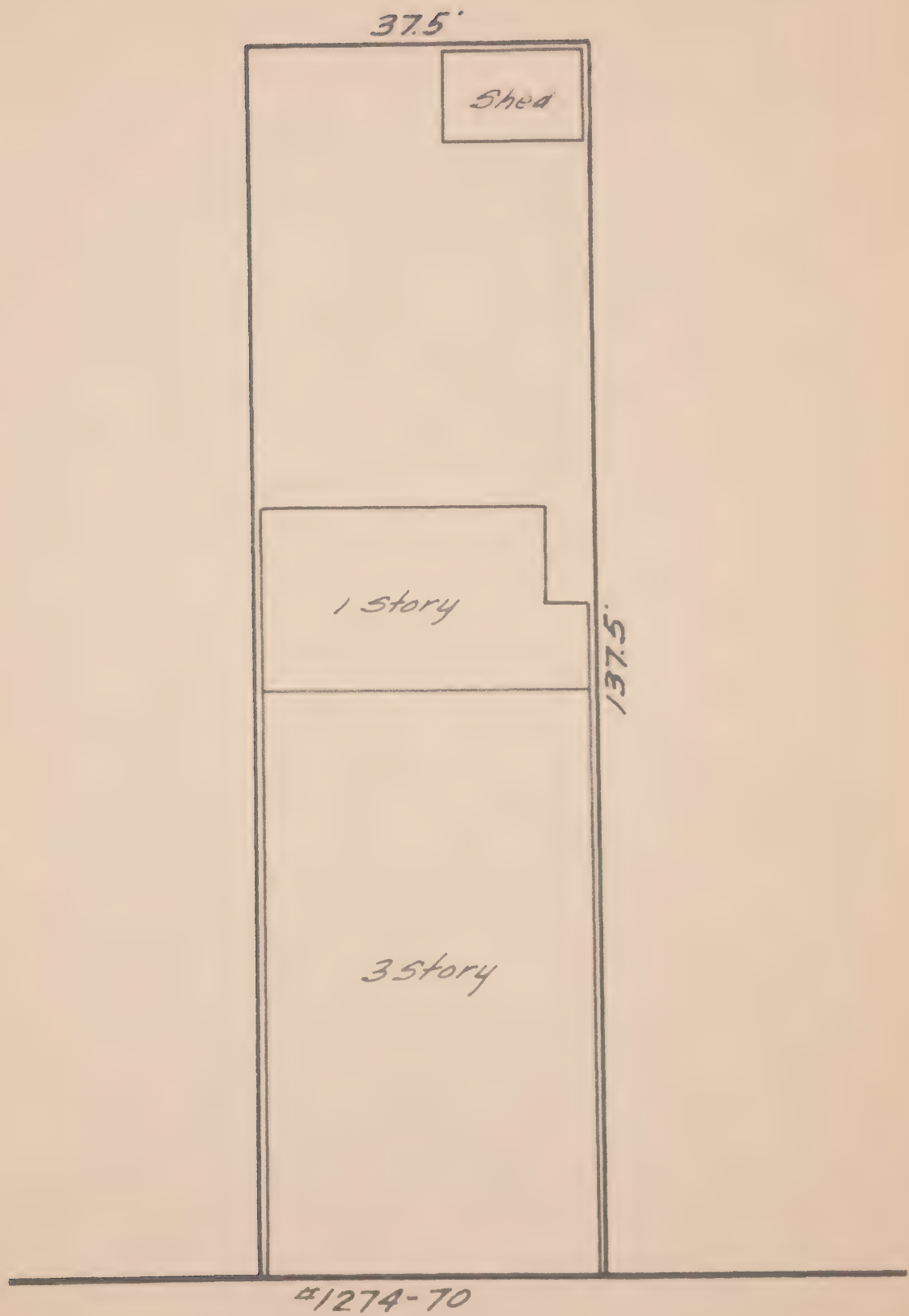
46,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-3 @ \$65	130		130
4-2 @ 55	220		220
1-4 @ 65	65		65
Stores			
Pool rm.	Unknown		60
Barber shop	65		50
Cafe (vac.)	100		75
			600 x 75
			45,000

LAND \$ 27,000
IMPROVEMENTS 20,000

MARKET VALUE OF PROPERTY \$ 47,000



GOLDEN GATE AVENUE



APPRaisal

53
47-5

OWNER: Josephine Campbell
PROPERTY ADDRESS: 1276-82 Golden Gate

PARCEL NO. 756-9
DATE ACQ: 9-19-60

OWNER'S ADDRESS: Unknown

IRS: \$6.05
CONSID: \$23,500
BEST USE: Present

ZONING: C-2 PRESENT USE: 2 flats and store

ASSESSED VALUE: Land \$ 1,950.00
Imps. 2,400.00
\$ 4,350.00

TAXES: \$ 361.48

LAND: DIMENSION 30 x 100 = 3,000

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. stucco 2 flat (2-7's) bldg. w/ an 18'x24' cafe on ground level. Fixtures incl. beverage chiller, counter w/ 14 stools, steam table.

SUMMATION APPROACH:

Rounded to

Land	3,000 s.f. @ \$5.50	\$ 16,500
Improvements	4,202 s.f. @ 1.50	\$6,303
Store	432 s.f. @ 3.47±	1,500
	(incl. fixtures)	
		<u>7,803</u>
		24,303

\$24,300

MARKET COMPARISON:

Sales Most Comparable 756-9; 756-10
3,000 s.f. @ \$ 8.00

\$

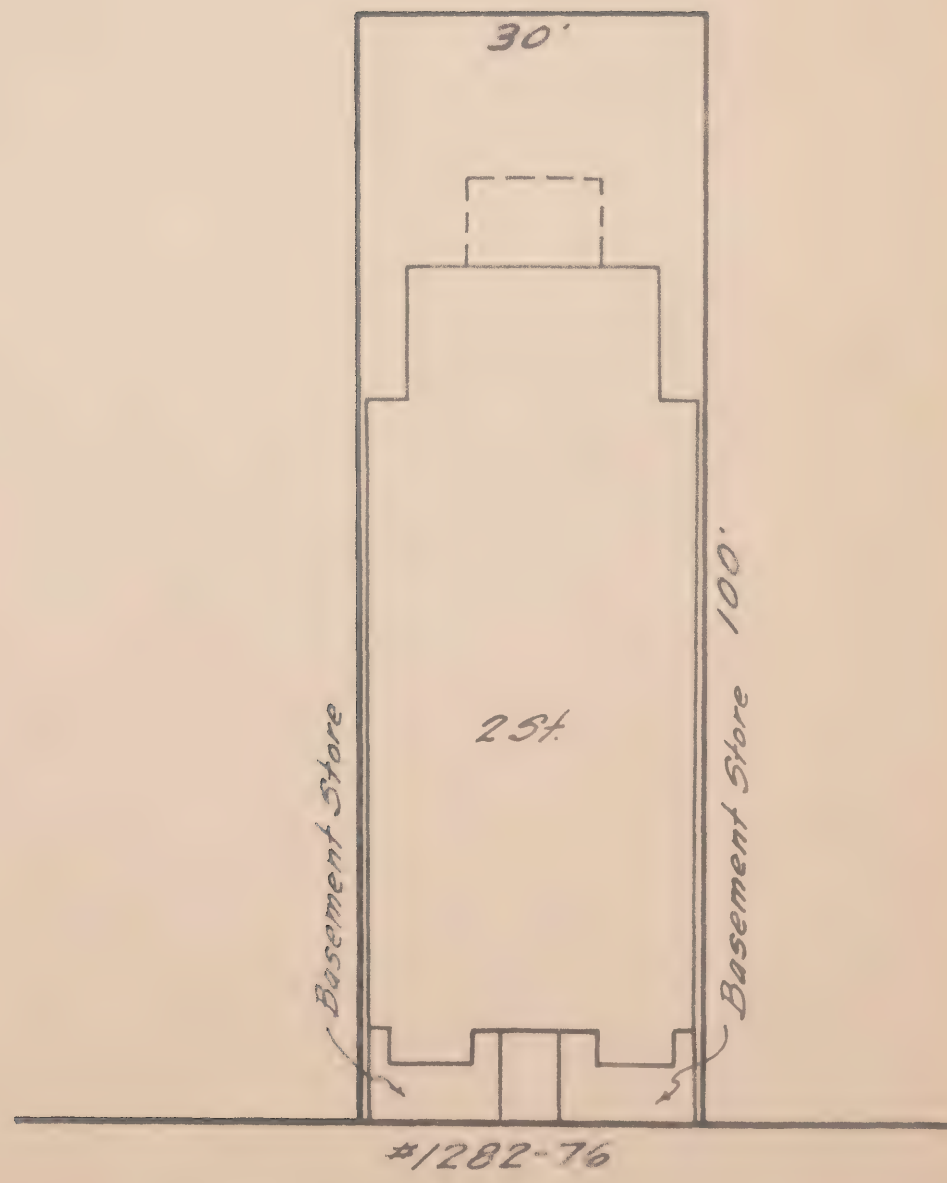
24,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-7	Owner		85
1-7	80		85
Store	Owner		85
			<u>255</u> x 80
			20,400

LAND \$ 16,500
IMPROVEMENTS 7,500

MARKET VALUE OF PROPERTY \$ 24,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Dewayne Holmes
 PROPERTY ADDRESS: 1284-88 Golden Gate

PARCEL NO. 756-10
 DATE ACQ: 4-30-59

OWNER'S ADDRESS: 1284 Golden Gate

IRS: \$20.90
 CONSID: \$19,000
 BEST USE: Present

ZONING: C-2 PRESENT USE: Sleeping rms. Apt., store

ASSESSED VALUE: Land \$ 1,560.00
 Imps. 2,500.00
 \$ 4,060.00

TAXES: \$ 337.38

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 40 ±

A 2 st. fr. stucco 5 sleeping rms., 3 rm. apt. and a store.

SUMMATION APPROACH:

Rounded to

Land 2,250 s. f. @ \$5.56+
 Improvements 3,280 s. f. @ 3.20

\$ 12,500
 10,496
 22,996

\$23,000

MARKET COMPARISON:

Sales Most Comparable 756-9; 756-10
 2,250 s. f. @ \$ 10.00

\$ 22,500

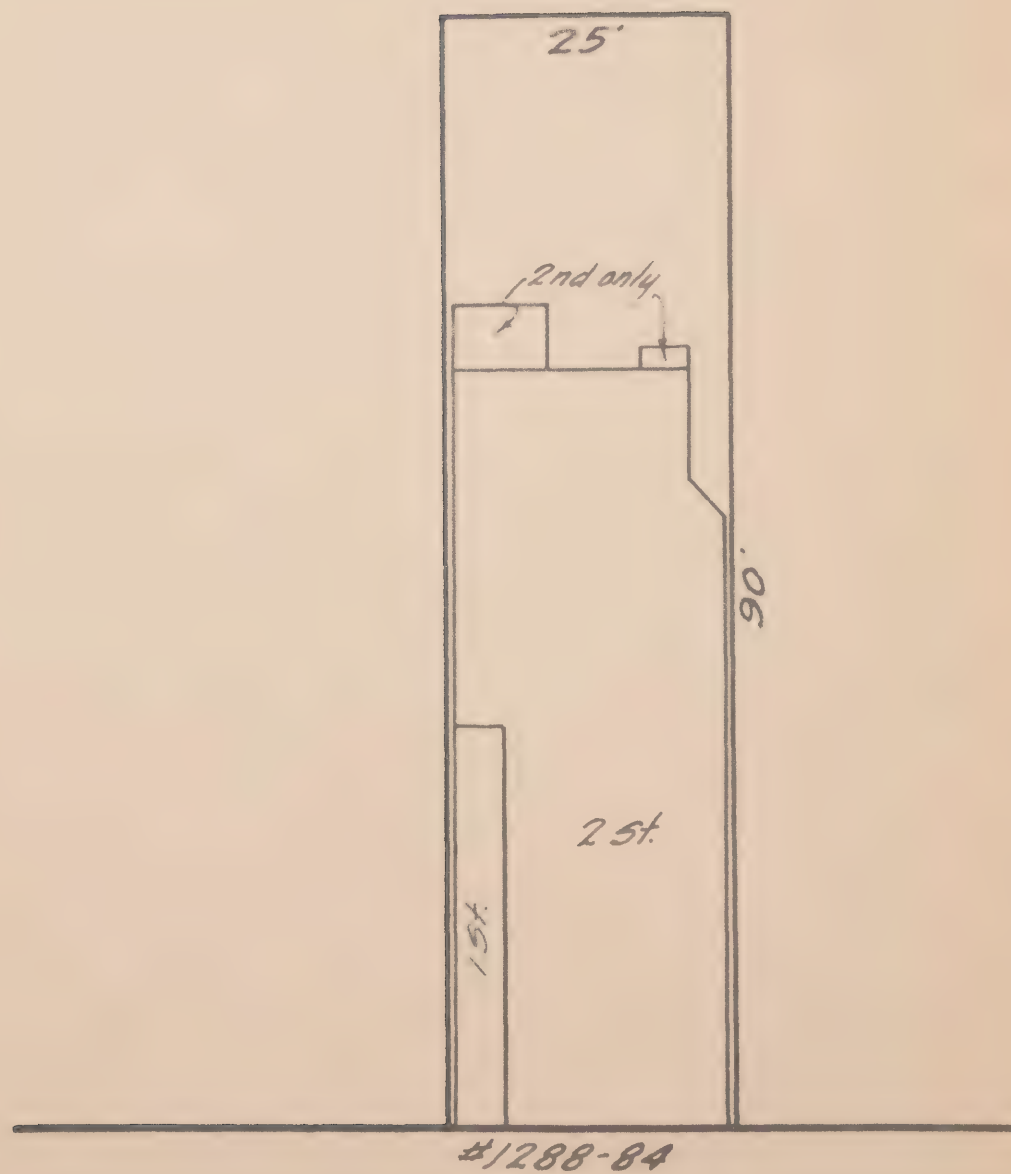
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	Owner		80
Apt. 3-rm.	Owner		65
Slp. rms.	256		100
			245 x 90 =
			22,050

22,100

LAND \$ 12,500
 IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 22,500



GOLDEN GATE AVENUE



APPRAISAL

53
47-3

OWNER: Way Soon Lee et al
PROPERTY ADDRESS: 1100-24 Fillmore

PARCEL NO. 756-11
DATE ACQ: 5-12-61

OWNER'S ADDRESS: 1100 Fillmore

IRS: \$82.50
CONSID: \$80,000
BEST USE: Present

ZONING: C-2 PRESENT USE: 28 slp. rms.
+ stores

ASSESSED VALUE: Land \$ 14,330.00
Imps. 10,600.00
\$ 24,930.00

TAXES: \$ 2,071.68

LAND: DIMENSION 45 x 90 - 4,050

s. f.

IMPROVEMENTS: Condition Fair Effective Age 35 ±

A 3 st. fr. stucco 28 sleeping rm. 6 store bldg. 4 bathrms. plus
4 additional w.c. on 2 upper flrs. 5 w.c. on ground flr. Fixtures
incl. 40 l.f. refrig. chiller, counters, barber stools (3), 2
walk-in boxes, sign.

SUMMATION APPROACH:

Rounded to

Land	4,050 s.f. @ \$6.05±	\$ 24,500	
Improvements	10,884 s.f. @ 4.75	\$51,699	
Fixtures		5,000	
		56,699	
		81,199	\$81,200

MARKET COMPARISON:

Sales Most Comparable 780-18; 684-24; 726-2,-3
4,050 s.f. @ \$ 20.00 \$ 81,000

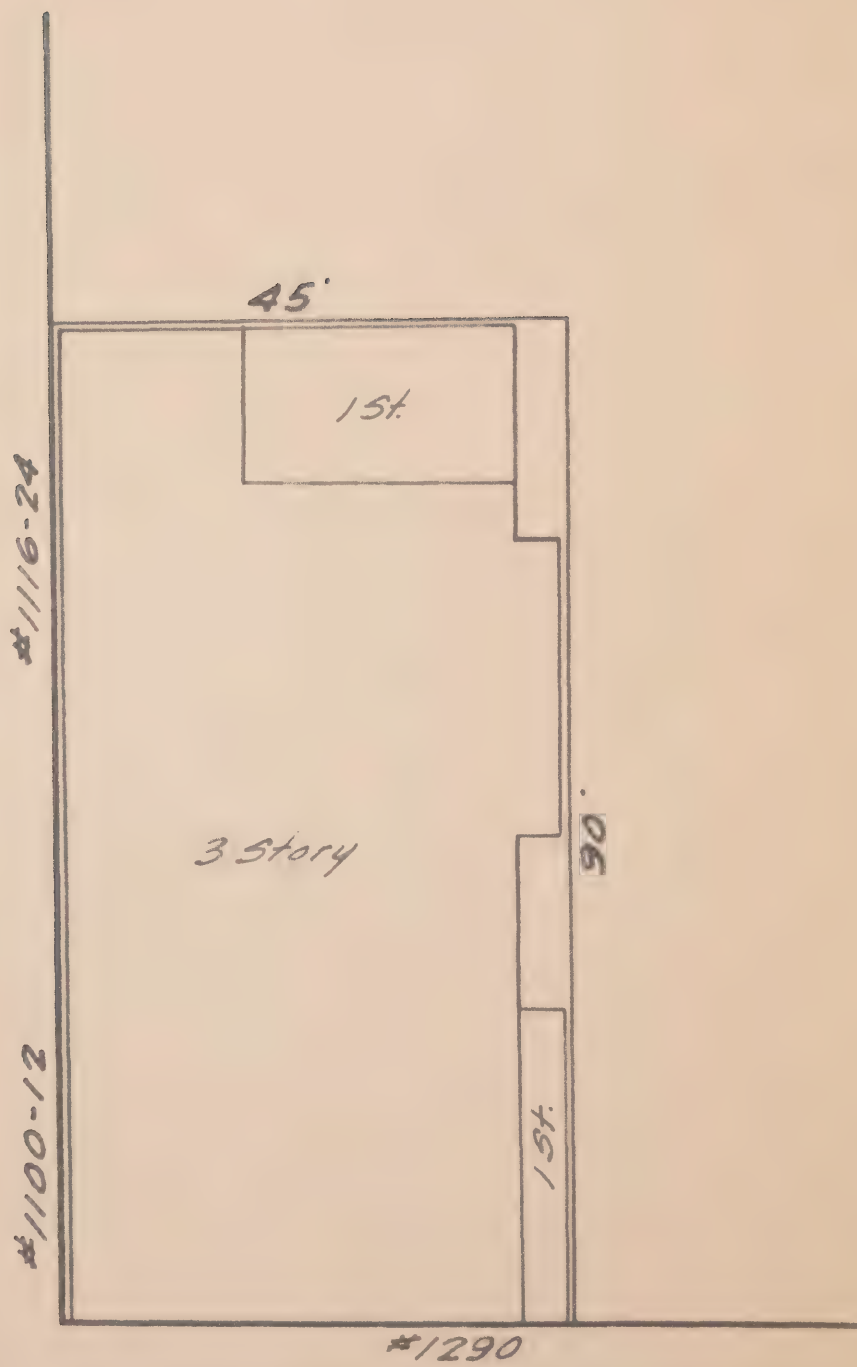
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
28 rms. (lease 3 yr.)	350		350
Store Addresses			
1100 Owner			150
1108	85		85
1110	85		85
1116	85		85
1120 (2½ yr. lease rem.)	85		85
1122 (Lease exp. 6/63)	125		125
			965 x 85 =
			82,025
			82,000

LAND \$ 24,500
IMPROVEMENTS 56,500

MARKET VALUE OF PROPERTY \$ 81,000

FILLMORE STREET



GOLDEN GATE AVENUE



APPRaisal

OWNER: Stuart Kepner et al
PROPERTY ADDRESS: 1128-32 Fillmore

PARCEL NO. 756-12
DATE ACQ: 6-24-60

OWNER'S ADDRESS: 2684 Green

IRS: -
CONSID: *
BEST USE: Present

ZONING: C-2
PRESENT USE: 10 slpg. rms. plus 3 stores

ASSESSED VALUE: Land \$ 9,700.00
Imps. 3,900.00
\$ 13,600.00

TAXES: \$ 1,130.16

LAND: DIMENSION Irregular - 4,450± s.f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±
A 3 st. and a 1 st. fr. 10 sleeping rm. 3 store bldg. 2 bathrooms
and 2 kitchens up. 3 w.c. on ground level.

SUMMATION APPROACH:

Rounded to

Land	4,450± s.f. @ \$5.62±	\$ 25,000	
Improvements	6,987 s.f. @ 2.00	13,974	
		<u>38,974</u>	\$39,000

MARKET COMPARISON:

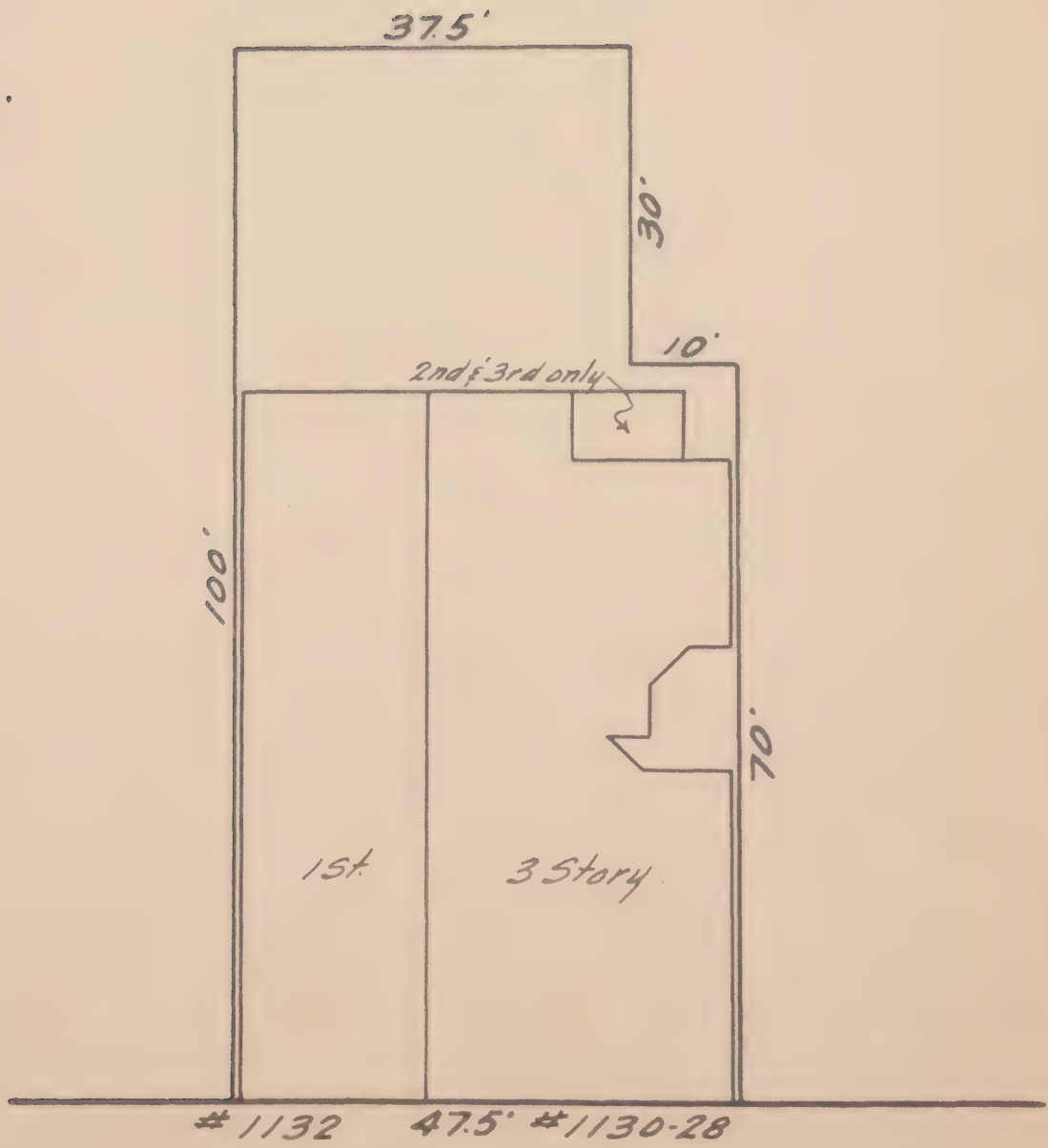
Sales Most Comparable	684-21		
	4,450 s.f. @ \$ 8.75±	\$ 39,938	39,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
10 rms.	90		150	
Dress Shop	80		85	
Variety store	90		95	
Church	50		85	
			415 x 85 =	
			35,275	35,300

REMARKS: *This property transferred in March 1962 to Mr. Lindner, VA 4-4535. Mr. Lindner did not state what he paid for the property but did say that he is in the process of selling it for \$39,500. He also states he is presently cleaning up the interior.

LAND	\$ 25,000
IMPROVEMENTS	<u>14,000</u>
MARKET VALUE OF PROPERTY	\$ 39,000



FILLMORE STREET

BLOCK 758

	NAME	LAND	IMPS	TOTAL
-1	Wm. H. Emerson	\$ 23,500	\$ 34,000	\$ 57,500 ✓
-3	Willbell Co.	11,000	7,000	18,000 ✓
-4	S.F. Unified School Dist.	52,000	22,000	74,000 ✓
-8	James D. Andrews	10,500	20,500	31,000 ✓
-9	Robt. W. Pollock	10,500	19,500	30,000 ✓
-10	Calvin E. Franklin	41,000	21,000	62,000 ✓
-11	Andreas Thoma	41,000	33,000	74,000 ✓
-13	Domingo Lagrunto	10,000	9,000	19,000 ✓
-14	Irene Autry	10,500	9,000	19,500 ✓
-15	Ralph E. Hagar	10,500	9,500	20,000 ✓
-16	Jim Quock Fong	24,500	20,500	45,000 ✓
-17	John Hemphell	8,500	16,500	25,000 ✓
-17A, 18	Bolivar Apts. Ltd.	31,900	- 400	31,500 ✓
-19	Albert T. Asmussen et ux	16,500	13,500	30,000 ✓
-21	A.E. Campana	16,500	8,500	25,000 ✓
-22	Louis B. Serratto	15,000	10,500	25,500 ✓
-23	Elsie Price	9,500	13,500	23,000 ✓
-24	Herbert Lee Motley	9,500	10,500	20,000 ✓
-25, -25	Anchor Realty	<u>33,000</u>	<u>35,000</u>	<u>68,000</u> ✓
		\$385,400	\$313,000	\$698,000
			- 400	
			<u>\$312,600</u>	



APPRaisal

OWNER: Wm. H. Emerson
PROPERTY ADDRESS: 1061 Laguna

PARCEL NO. 758-1
DATE ACQ: 3-9-54

OWNER'S ADDRESS: 1061 Laguna

IRS: No
CONSID: N. S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Hsekpg. rms.

ASSESSED VALUE: Land \$ 3,950.00
Impe. 6,500.00
\$ 10,450.00

TAXES: \$ 868.40

LAND: DIMENSION 60 x 87.5 = 5,250

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

3 st. fr. str. with 29 rms., rented out as housekeeping units.
17 units have kitchen facilities but all tenants share hall baths.
Owner claims to have spent a considerable sum for interior
remodeling and bringing the building up to Code. 80% of the
furnishings are new.

SUMMATION APPROACH:

Rounded to

Land 5,250 s. f. @ \$4.48+
Improvements 13,479 s. f. @ 2.50

\$ 23,500
33,698
57,198

\$57,200

MARKET COMPARISON:

Sales Most Comparable 769-8A; 771-14
5,250 s. f. @ \$ 10.50

\$ 55,125

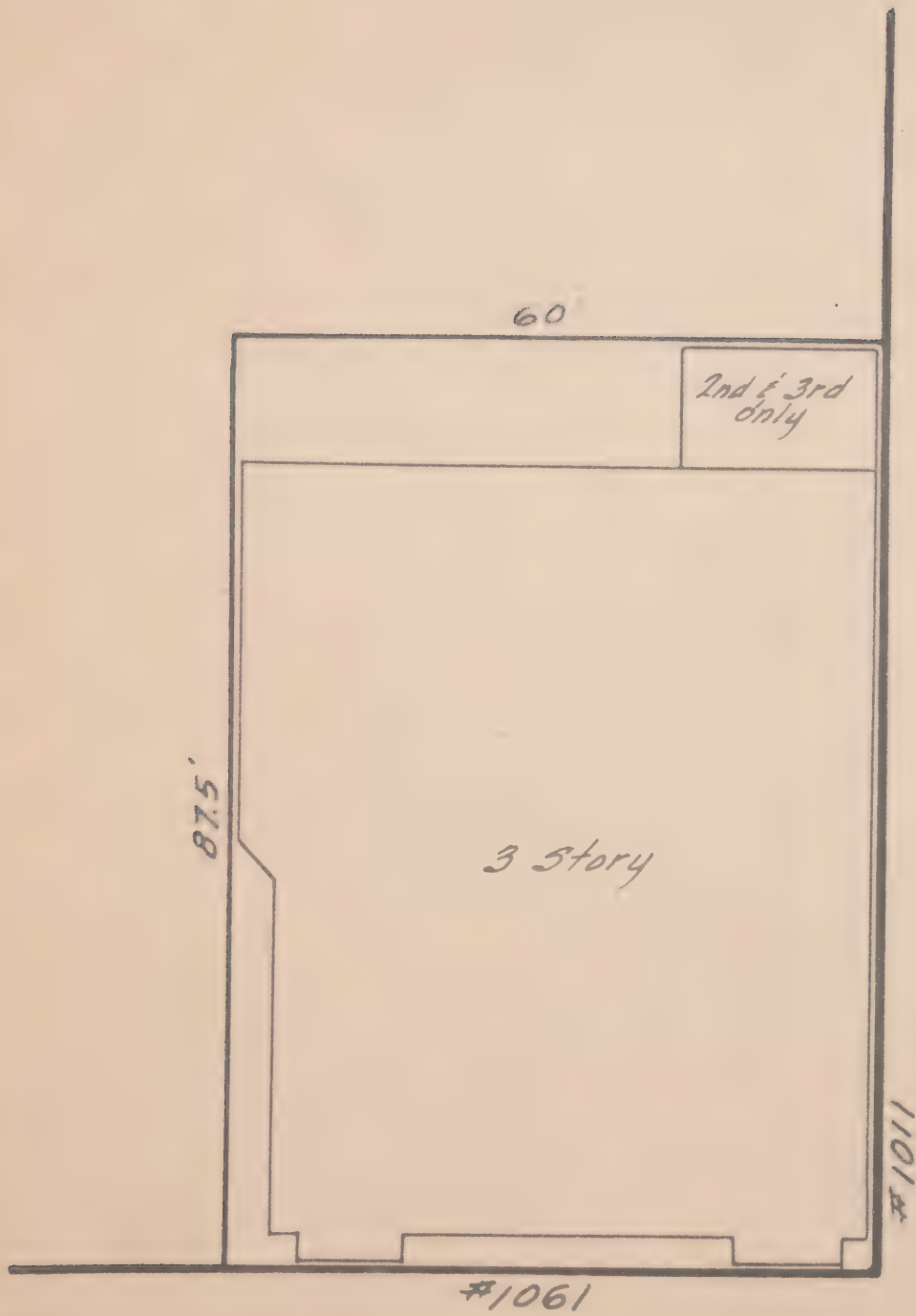
55,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
17-2' & 3's	15/wk.	40/mo.	680	
12-1-rm.	12/wk.	30/mo.	360	
			1,040 x 55	57,200

LAND \$ 23,500
IMPROVEMENTS 34,000

MARKET VALUE OF PROPERTY \$ 57,500



TURK STREET

LAGUNA STREET



APPRAISAL

55
48-18

OWNER: James H. Andrews et ux
PROPERTY ADDRESS: 1004-08 Golden Gate

PARCEL NO. 758-8
DATE ACQ: 8-7-59

OWNER'S ADDRESS: 1004 Golden Gate

IRS: \$14.85
CONSID: \$24,500
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,470.00
 Impe. 2,600.00
 \$ 4,070.00

TAXES: \$ 338.22

LAND: DIMENSION 25 x 95 = 2,375

s.f.

IMPROVEMENTS: Condition Good

Effective Age 45 +

3 st. fr. str. with $\frac{1}{2}$ bsmt., 6 rms. on 1st flr. 7 rms. on 2nd flr.,
and 7 rms. on 3rd flr. Owner has made interior improvements
since purchase in 1959.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.42+	\$ 10,500	
Improvements	5,904 s.f. @ 3.50	20,664	
		<u>31,164</u>	\$31,200

MARKET COMPARISON:

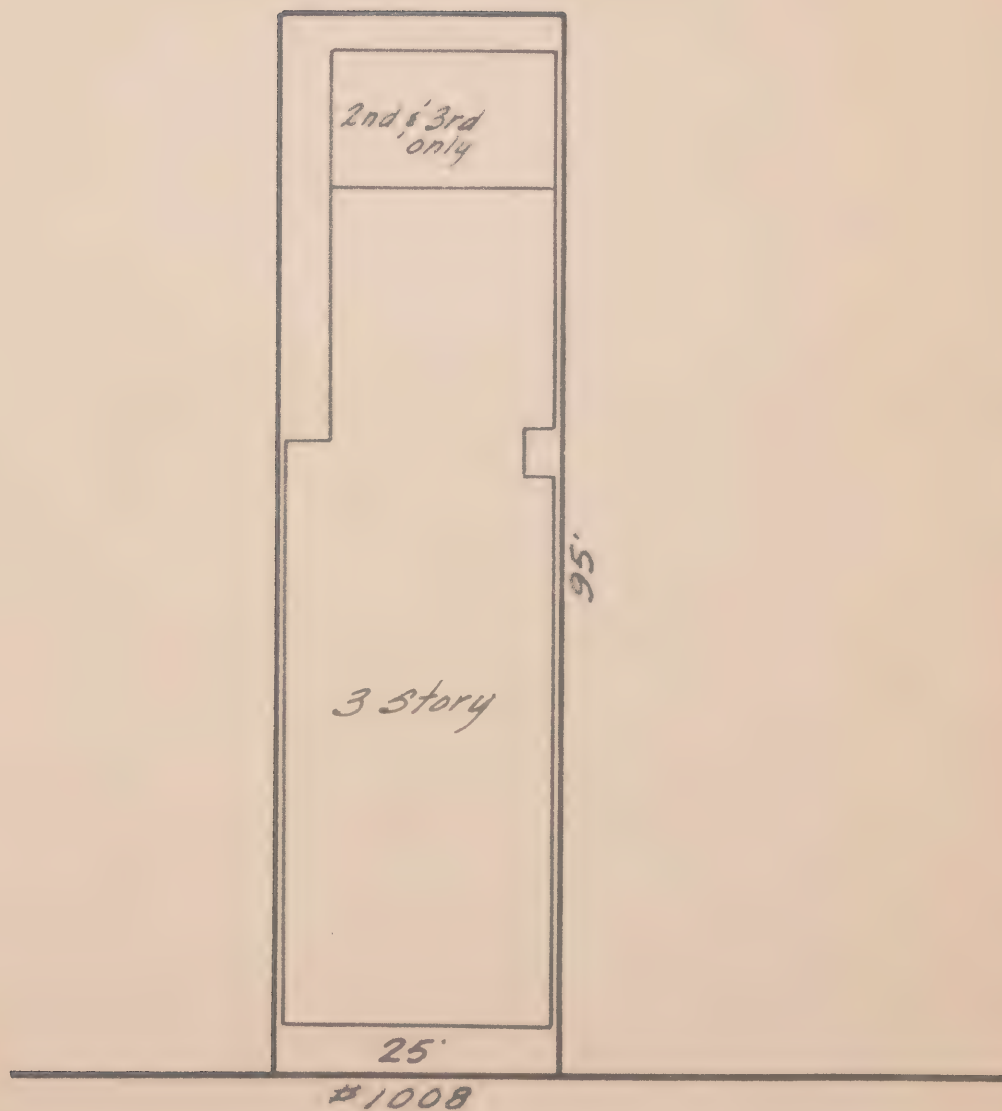
Sales Most Comparable	738-12		
2,375	s.f. @ \$ 13.00	\$ 30,875	30,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	Owner		110	
7 rms.	100		100	
7 rms.	100		100	
			<u>310</u> x 100	31,000

LAND	\$ 10,500
IMPROVEMENTS	20,500
	<hr/>

MARKET VALUE OF PROPERTY \$ 31,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Robert W. Pollock et al
PROPERTY ADDRESS: 1010-14 Golden Gate

PARCEL NO. 758-9
DATE ACQ: 8-15-61

OWNER'S ADDRESS: 75 Palm Avenue

IRS: \$5.50
CONSID: \$21,000 Ind.
BEST USE: R-4

ZONING: R-4 PRESENT USE: R-4

ASSESSED VALUE: Land \$ 1,470.00
Impe. 3,100.00
\$ 4,570.00

TAXES: \$ 379.76

LAND: DIMENSION 25 x 95 = 2,375

s. f.

IMPROVEMENTS: Condition Poor Effective Age 60 ±

3 st. fr. str. with 1 store at street level and 6-3 rm. apts.
Each flr. contains 2-3 rm. units. The bldg. is now being
remodeled.

SUMMATION APPROACH:

Rounded to

Land	2,375 s.f. @ \$4.42±	\$ 10,500	
Improvements	6,618 s.f. @ 3.00	19,854	
		<u>30,354</u>	\$30,400

MARKET COMPARISON:

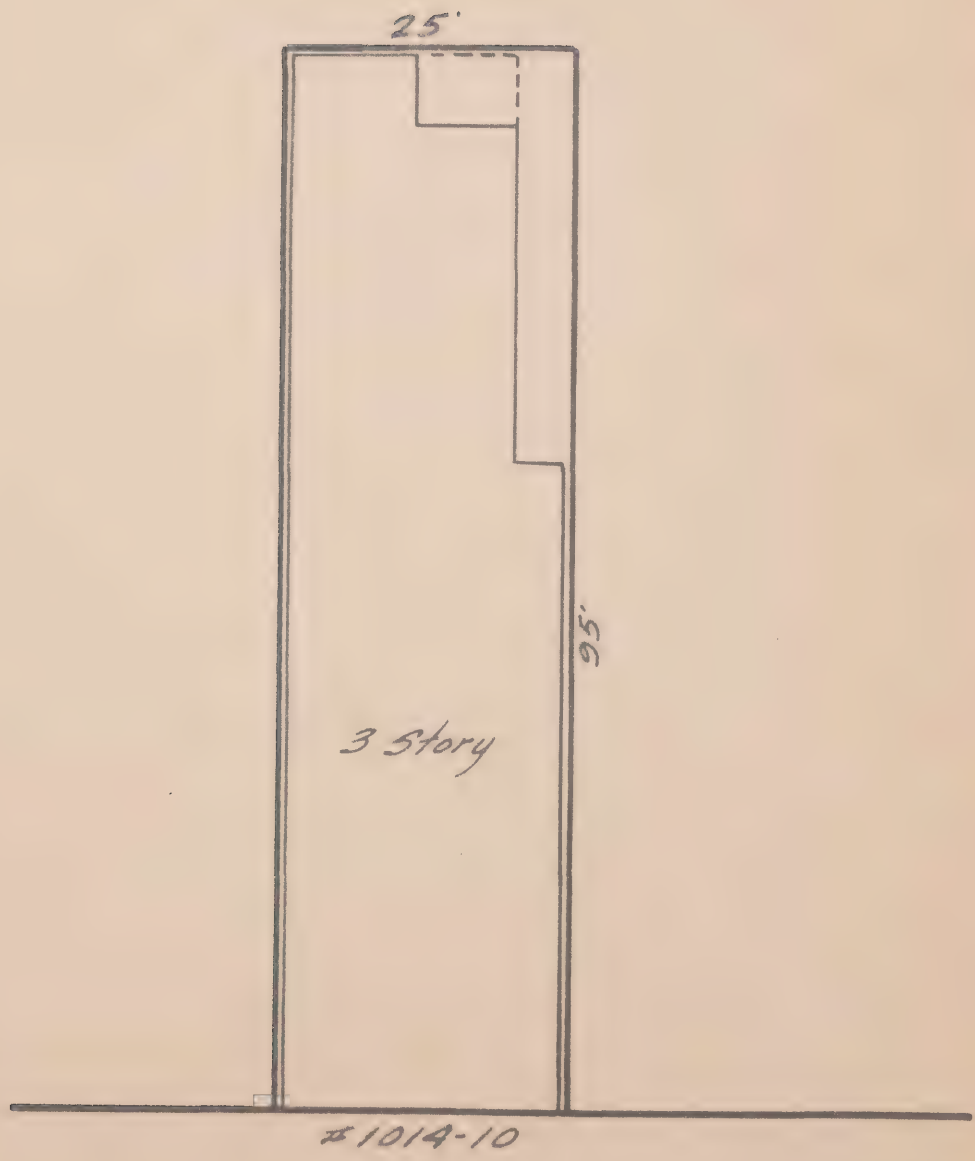
Sales Most Comparable	769-17A; 744-16		
	2,375 s.f. @ \$ 13.00	\$ 30,875	30,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Vacant		75	
6-2 rms.	75	50	300	
			<u>375</u> x 80	30,000

LAND	\$ 10,500
IMPROVEMENTS	<u>19,500</u>

MARKET VALUE OF PROPERTY \$ 30,000



GOLDEN GATE AVENUE



APPRaisal

OWNER: Calvin E. Franklin
PROPERTY ADDRESS: 1020-28 Golden Gate

PARCEL NO. 758-10
DATE ACQ: 5-10-60

OWNER'S ADDRESS: Unknown

IRS: \$15.95
CONSID: \$65,000 Trade
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 4,640.00
Imps. 10,500.00
\$ 15,140.00

TAXES: \$ 1,258.14

LAND: DIMENSION 68.75 x 137.5 = 9,453 s. f.

IMPROVEMENTS: Condition Poor Effective Age 55 ±
3 st. fr. str. with 3 stores on 1st flr. and 20 units. 2nd and 3rd flrs. have 10-2 rm. units ea. Ea. flr. has 2 additional rms. rented as sleeping rms. All apts. and rms. are rented furnished. All tenants share common baths in hall. Ea. flr. has 2 baths. The bldg. was considered as a 4 unit str. with 6 rms. per unit.

SUMMATION APPROACH:

Rounded to

Land	9,453 s.f. @ \$4.34+	\$ 41,000	
Improvements	14,268 s.f. @ 1.50	21,402	
		<u>62,402</u>	\$62,400

MARKET COMPARISON:

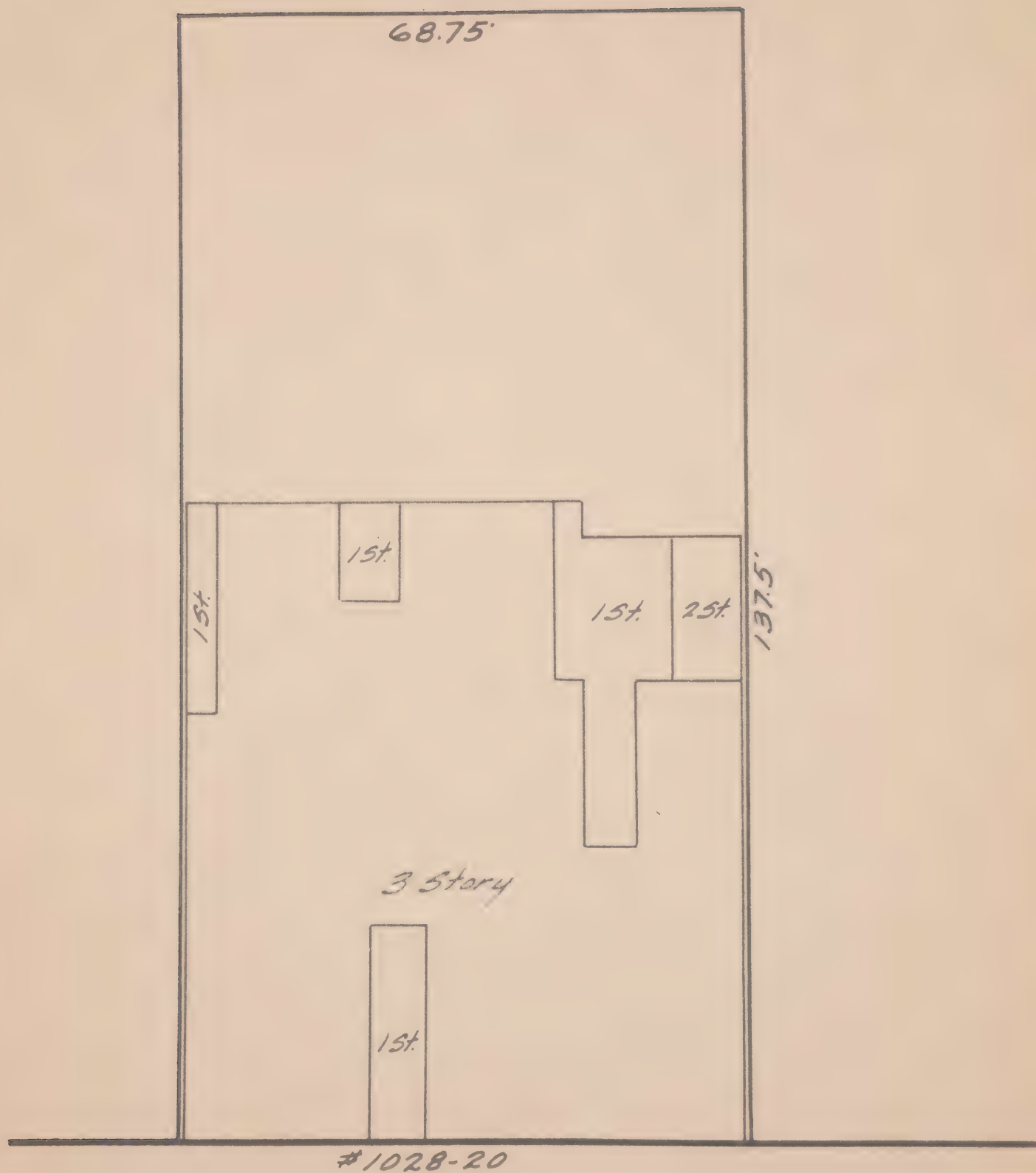
Sales Most Comparable	769-8A		
	9,453 s.f. @ \$ 6.50	\$ 61,444	61,400

INCOME APPROACH:

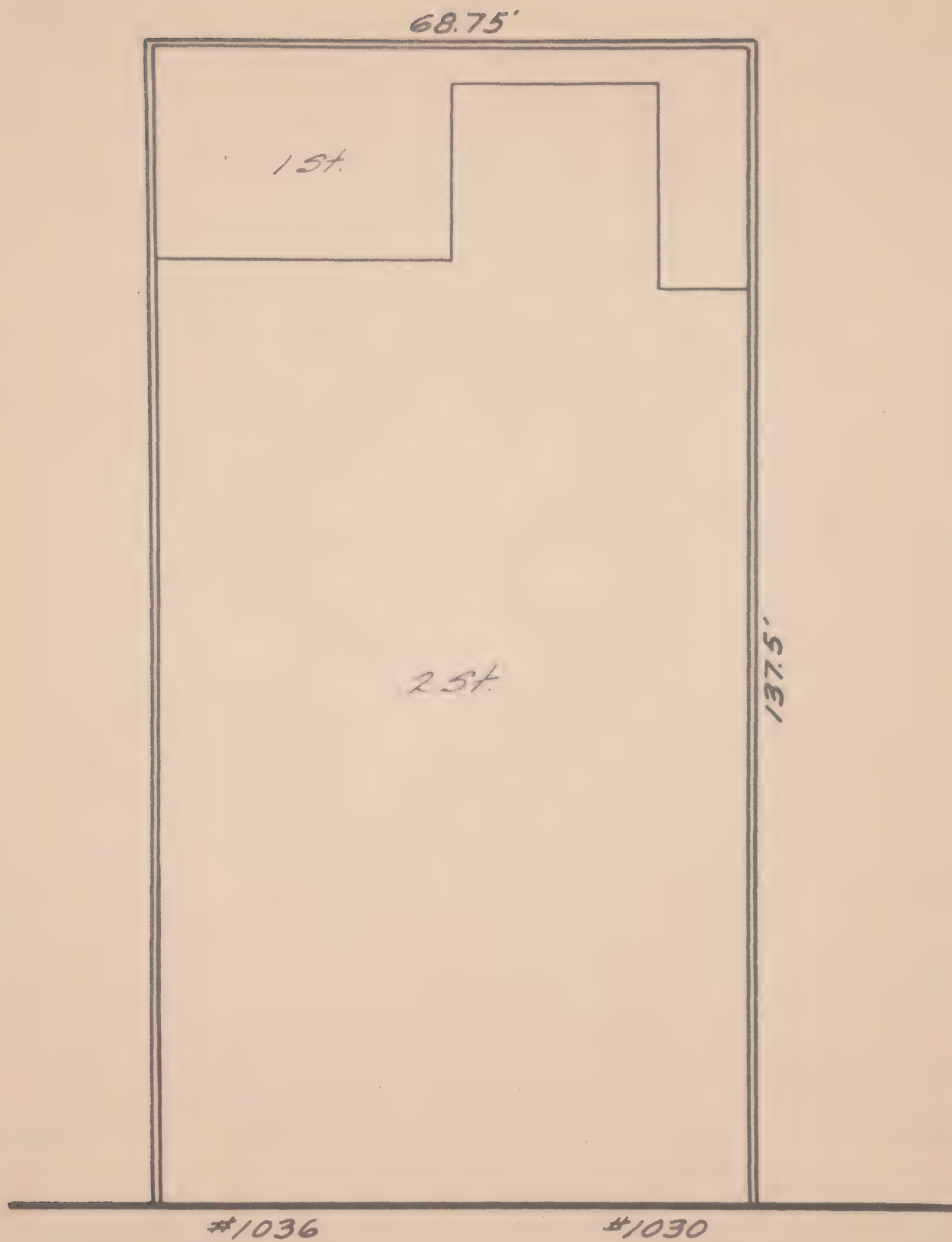
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Refrig. Ser.	80		80
Printing	80		80
Church	82		80
10-2 rm.	45-65)	4-6 rms. @ \$85	340
4 rms.	30 ea)		
			<u>580 x 110</u>
			63,800

LAND	\$ 41,000
IMPROVEMENTS	<u>21,000</u>

MARKET VALUE OF PROPERTY \$ 62,000



GOLDEN GATE AVENUE



GOLDEN GATE AVENUE



APPRaisal

55
48-13

OWNER: Domingo Lagrunto et ux
PROPERTY ADDRESS: 1122 Buchanan

PARCEL NO. 758-13
DATE ACQ: 9-6-57

OWNER'S ADDRESS: 1122 Buchanan

IRS: \$18.15
CONSID: \$16,500
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 850.00
Imps. 1,500.00
\$ 2,350.00

TAXES: \$ 120.50

LAND: DIMENSION 18 x 137.5 = 2,475

s. f.

IMPROVEMENTS: Condition

Good

Effective Age 50 ±

2 st. fr. str. with 6 rms. on 1st flr. and 5 rms. on 2nd flr.
Stg. bsmt. Single family dwelling with 2 baths. Much
restoration and good maintenance.

SUMMATION APPROACH:

Rounded to

Land	2,475 s.f. @ 4.04±	\$10,000
Improvements	3,646 s.f. @ 2.50	9,115
		<u>19,115</u>

\$19,100

MARKET COMPARISON:

Sales Most Comparable 662-8; 661-14
2,475 s.f. @ \$ 7.75

\$ 19,181

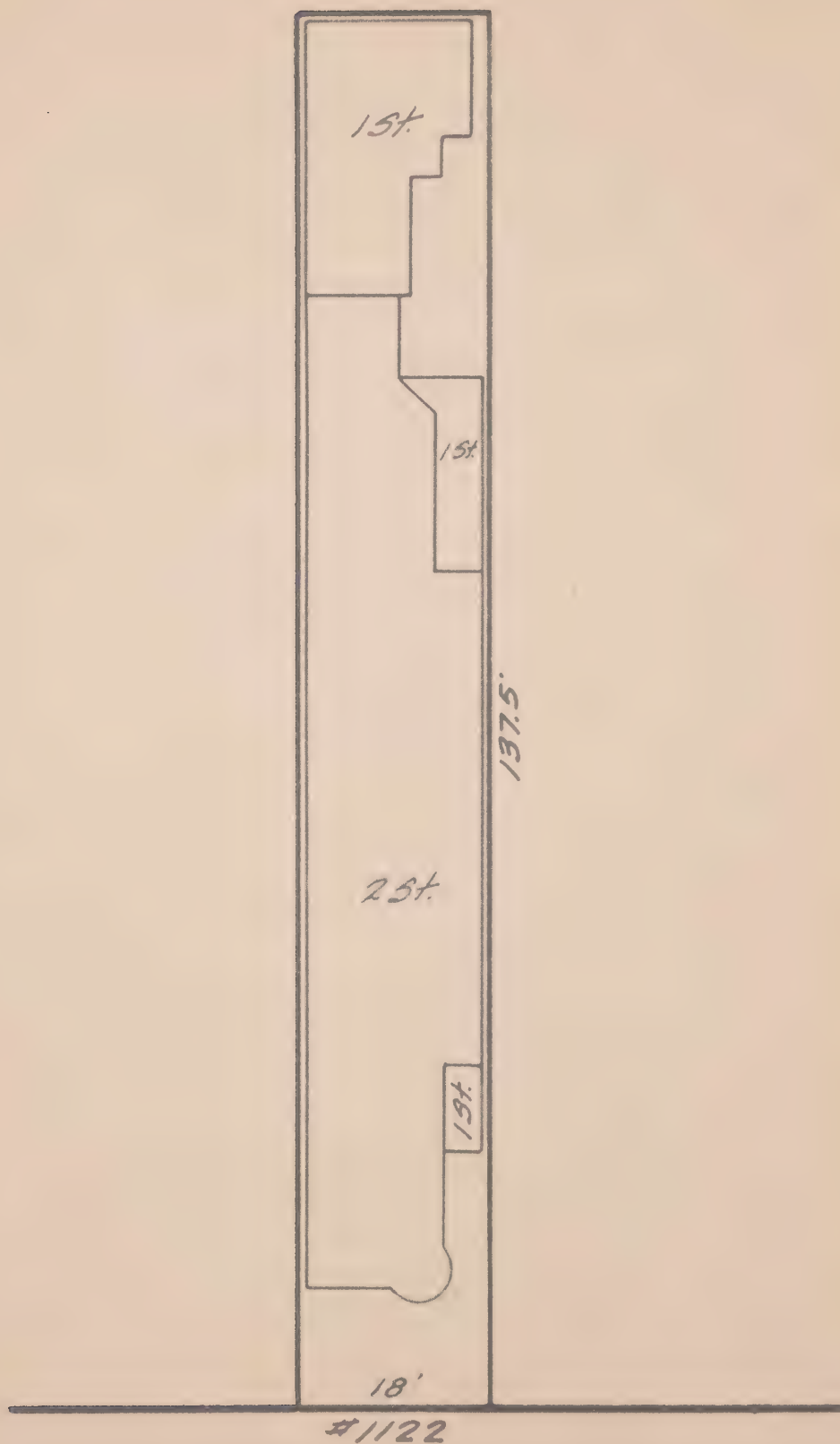
19,200

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 19,000



BUCHANAN STREET



APPRAISAL

55
48-12

OWNER: Irene Autry
PROPERTY ADDRESS: 1126-28 Buchanan

PARCEL NO. 758-14
DATE ACQ: 9-26-47

OWNER'S ADDRESS: 1128 Buchanan

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,040.00
Impe. 1,500.00
\$ 2,540.00

TAXES: \$ 211.08

LAND: DIMENSION 23.75 x 110 = 2,613 s.f.

IMPROVEMENTS: Condition Not inspected Effective Age 70 ±
A high bsmt., 2 st. fr. bldg. apparently with garage and storage
below and a flat on ea. upper flr. Inside inspection was not
permitted.

SUMMATION APPROACH:

Rounded to

Land	2,613 s.f. @ \$4.02±	\$ 10,500	
Improvements	4,434 s.f. @ 2.00	8,868	
		<u>19,368</u>	\$19,400

MARKET COMPARISON:

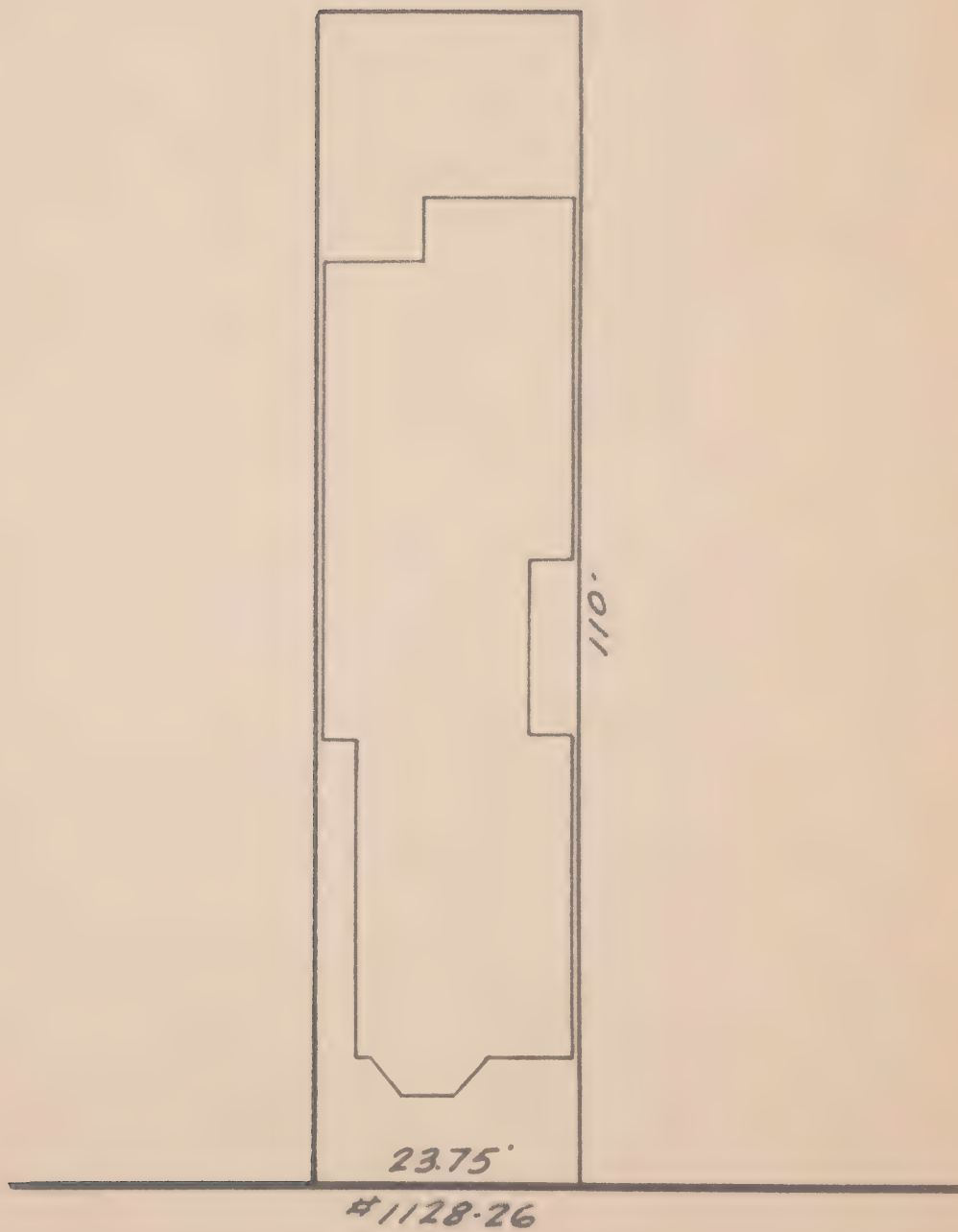
Sales Most Comparable	684-15; 675-24		
2,613	s.f. @ \$ 7.75	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1 apt.	Owner		75	
1 apt.	Refused		75	
			<u>150</u> x 120	18,000

LAND	\$ 10,500
IMPROVEMENTS	<u>9,000</u>

MARKET VALUE OF PROPERTY \$ 19,500



BUCHANAN STREET



APPRaisal

35
48-11

OWNER: Ralph E. Hagar et ux
PROPERTY ADDRESS: 1130-34 Buchanan

PARCEL NO. 758-15
DATE ACQ: 11-30-48

OWNER'S ADDRESS: 1134 Buchanan

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,040.00
 Imps. 1,500.00
 \$ 2,540.00

TAXES: \$ 136.28

LAND: DIMENSION 23.75 x 110 = 2,613 s.f.

IMPROVEMENTS: Condition Good Effective Age 65 ±

2 st. fr. str. with 5 rm. bsmt. apt., 5 rms. on 1st flr. and
6 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,613 s.f. @ \$4.02±	\$ 10,500	
Improvements	2,688 s.f. @ 3.50	9,408	
		<u>19,908</u>	\$19,900

MARKET COMPARISON:

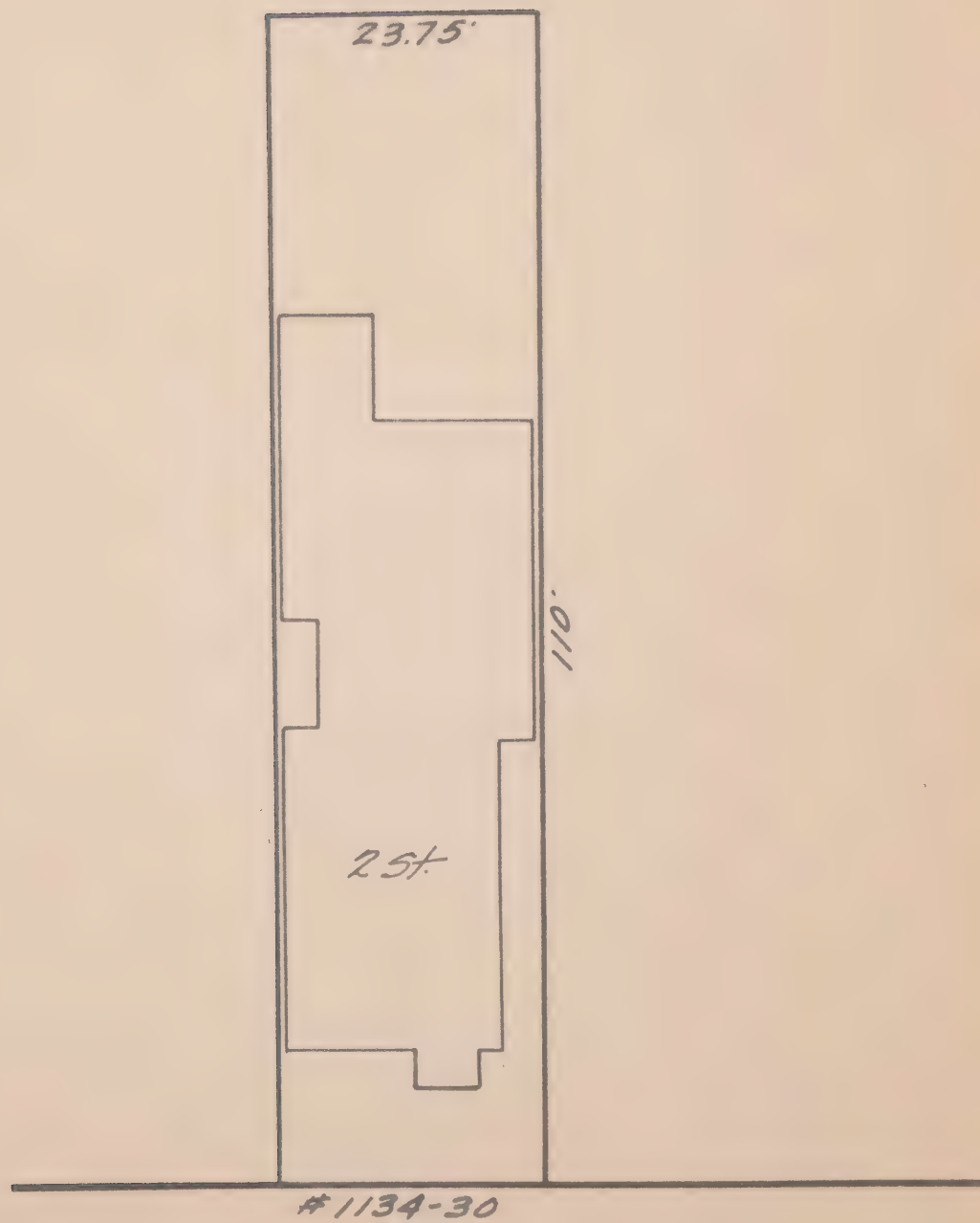
Sales Most Comparable 684-15; 675-24; 675-23; 797-5
2,613 s.f. @ \$ 7.75 \$ 20,250 20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 rms.	Owner		65	
5 rms.	65		75	
6 rms.	65		85	
			<u>225</u> x 90 =	
			20,250	20,300

LAND	\$ 10,500
IMPROVEMENTS	9,500
	<u>20,000</u>

MARKET VALUE OF PROPERTY \$ 20,000



BUCHANAN STREET



APPRaisal

OWNER: John J. Hemphell et ux
PROPERTY ADDRESS: 1189 Turk St.

PARCEL NO. 758-17
DATE ACQ: 1-25-59

OWNER'S ADDRESS: 10 Cragmont

IRS: \$14.30
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Store

ASSESSED VALUE: Land \$ 1,080.00
Impe. 2,000.00
\$ 3,080.00

TAXES: \$ 255.94

LAND: DIMENSION 20 x 90 = 1,800

s. f.

IMPROVEMENTS: Condition Fair-Good

Effective Age 50 ±

2 st. fr. str. consisting of a store on 1st flr. and a storeroom on 2nd flr. Owner has made improvements since purchase in 1959.

SUMMATION APPROACH:

Rounded to

Land	1,800 s.f. @ \$4.72+	\$ 8,500
Improvements	2,700 s.f. @ 5.00	\$13,500
Fixtures		3,000
		<u>16,500</u>
		25,000

\$25,000

MARKET COMPARISON:

Sales Most Comparable 769-23
1,800 s.f. @ \$ 13.50

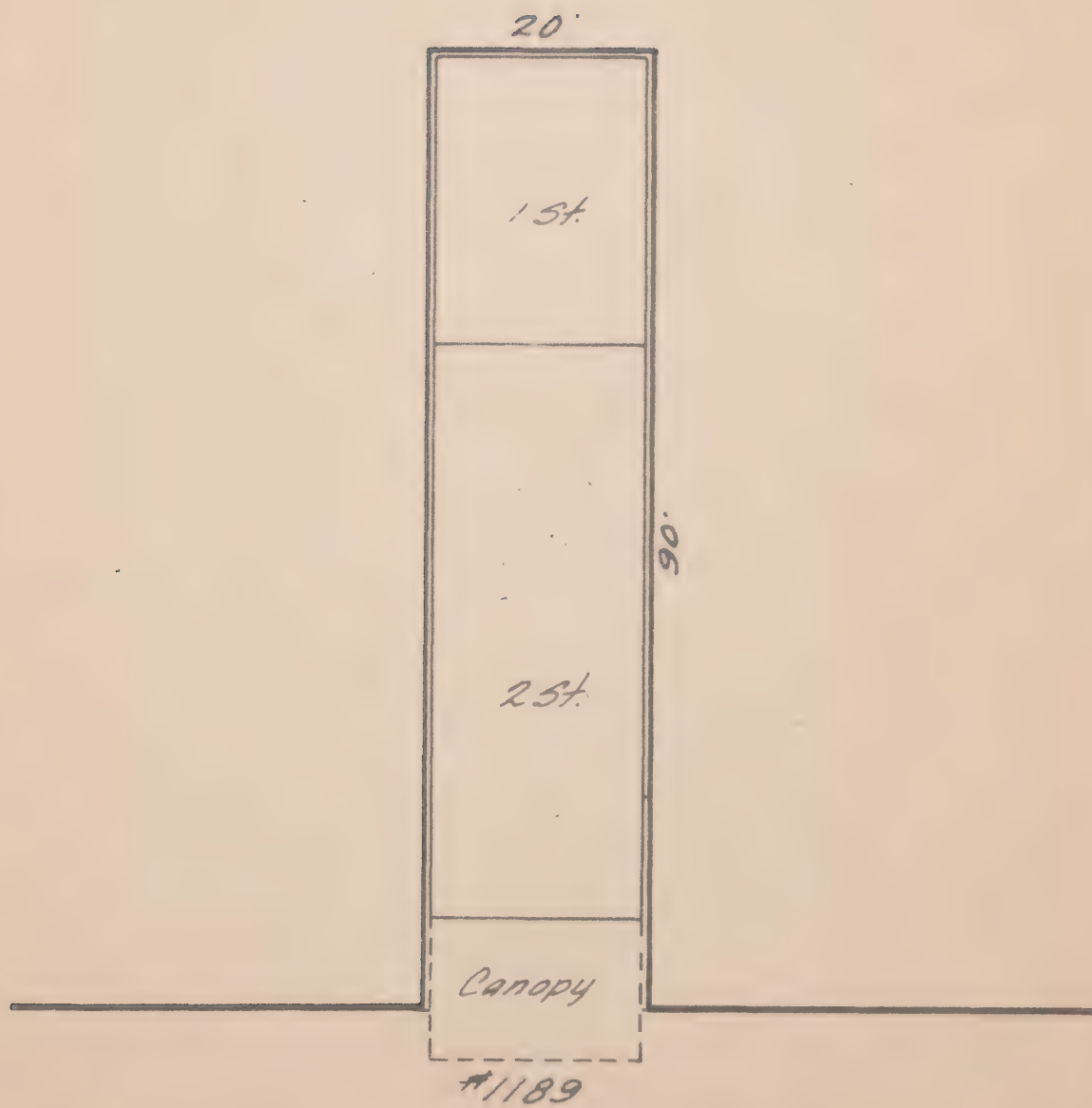
\$ 24,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			250 x 100
			25,000

LAND	\$ 8,500
IMPROVEMENTS	<u>16,500</u>

MARKET VALUE OF PROPERTY \$ 25,000



TURK

STREET



APPRaisal

55
48-8

OWNER: Bolivar Apts. Ltd.
PROPERTY ADDRESS: 1179-83 Turk St.

PARCEL NO. 758-17A, -18
DATE ACQ: 3-27-56

OWNER'S ADDRESS: 1179-83 Turk St.

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Store/Flats

ASSESSED VALUE: Land \$ 3,760.00
Imps. 4,000.00
\$ 7,760.00

TAXES: \$ 644.86

LAND: DIMENSION Irregular = 7,241 s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70 ±

(17A) 3 st. fr. str. closed, vacant and badly deteriorated.

(18) 2 st. fr. str. closed, vacant and badly deteriorated.

SUMMATION APPROACH:

Rounded to

Land	7,241 s.f. @ \$4.35±	\$ 31,500	
Improvements	No value	-	
		31,500	\$31,500

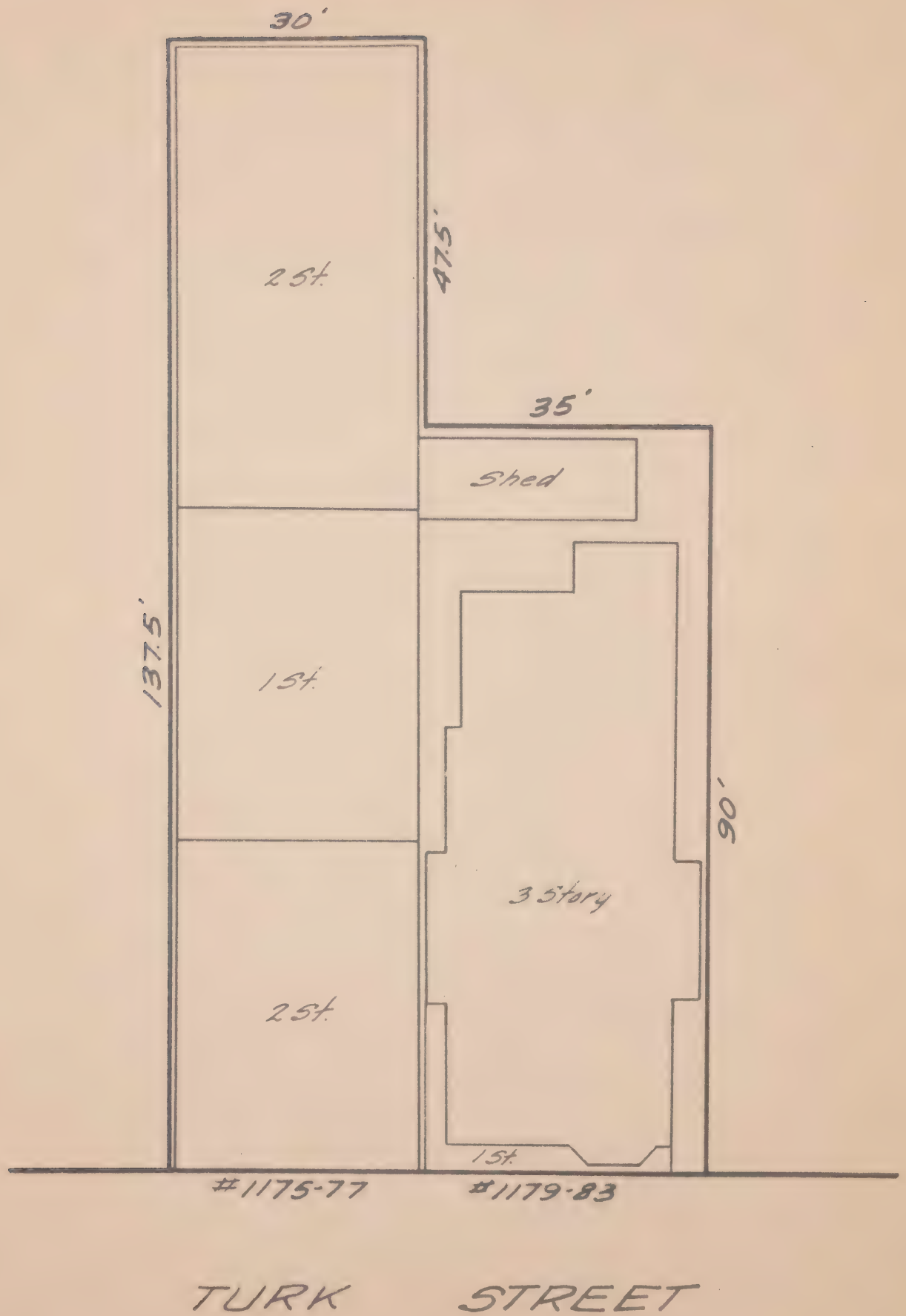
MARKET COMPARISON:

Sales Most Comparable	648-6		
	7,241 s.f. @ \$ 4.40	\$ 31,860	\$31,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 31,900
IMPROVEMENTS Cost of Clearing	- 400
MARKET VALUE OF PROPERTY	\$ 31,500





APPRaisal

55
48-7

OWNER: Albert T. Asmussen et ux
PROPERTY ADDRESS: 1161-67 Turk St.

PARCEL NO. 758-19
DATE ACQ: 2-26-62

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: \$34,500± Ind.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,550.00
Impe. 2,750.00
\$ 4,300.00

TAXES: \$ 191.14

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Good Effective Age 55 ±

3 st. fr. str. with stg. bsmt., 8 rms. on 1st flr., 8 rms. on 2nd flr. and 9 rms. on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36±	\$ 16,500	
Improvements	6,216 s.f. @ 2.25	13,986	
		<u>30,486</u>	\$30,500

MARKET COMPARISON:

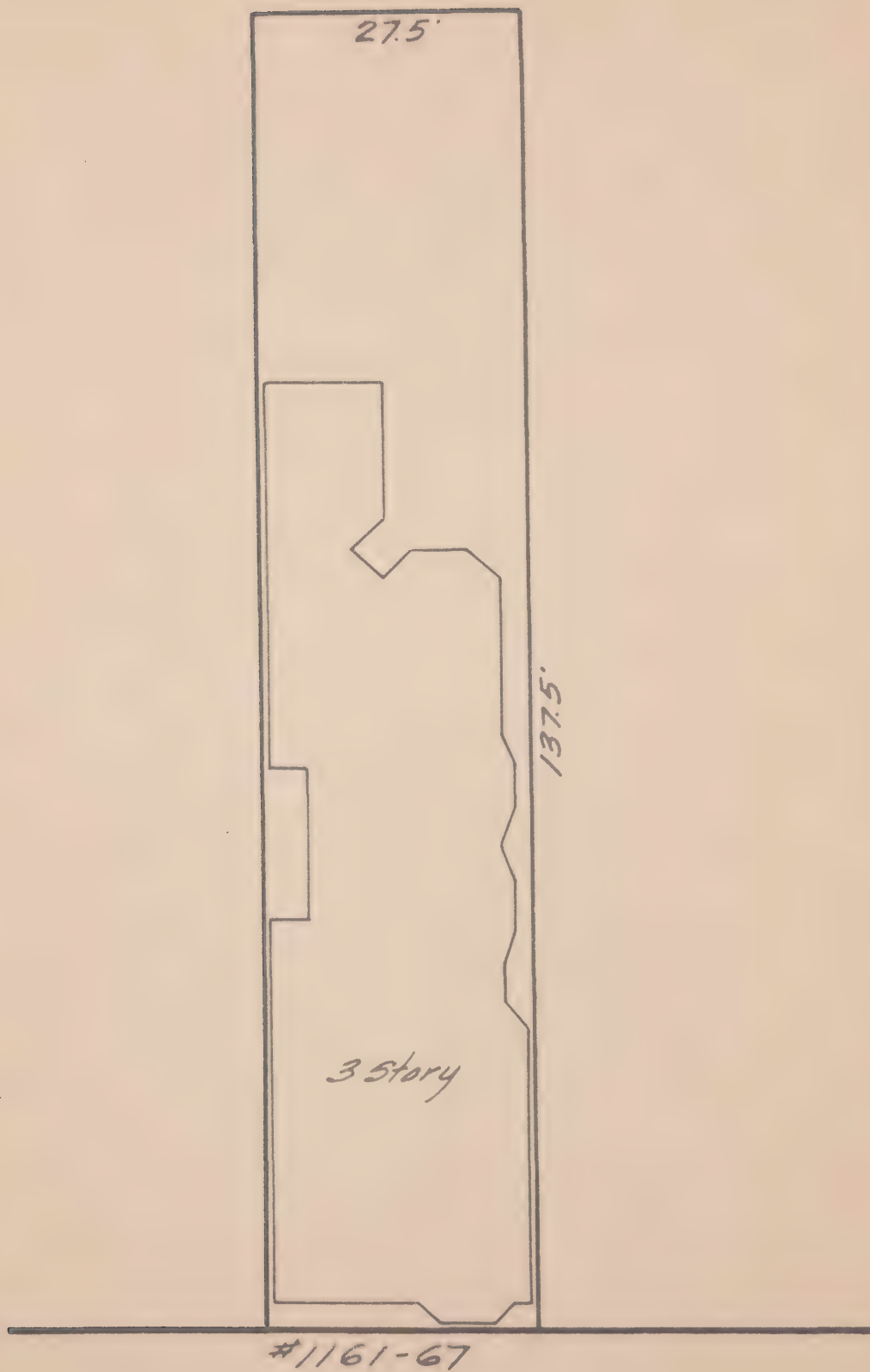
Sales Most Comparable	685-19; 672-12; 748-28		
3,781	s.f. @ \$ 7.75	\$ 29,302	29,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
8 rms.	110		110
8 rms.	110		110
9 rms.	110		110
			<u>330 x 90</u>
			29,700

LAND	\$ 16,500
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 30,000



TURK STREET



APPRAISAL

55
48-5

OWNER: A. E. Campana et ux
PROPERTY ADDRESS: 1141-45 Turk St.

PARCEL NO. 758-21
DATE ACQ: 6-20-60

OWNER'S ADDRESS: 2122 Market St.

IRS: \$3.30
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,550.00
Imps. 2,600.00
\$ 4,150.00

TAXES: \$ 344.86

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

3 st. fr. str. with stg. bsmt. and 7 rms. on 1st flr., 8 rms. ea. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36+	\$ 16,500	
Improvements	6,681 s.f. @ 1.25	8,351	
		<u>24,851</u>	\$24,900

MARKET COMPARISON:

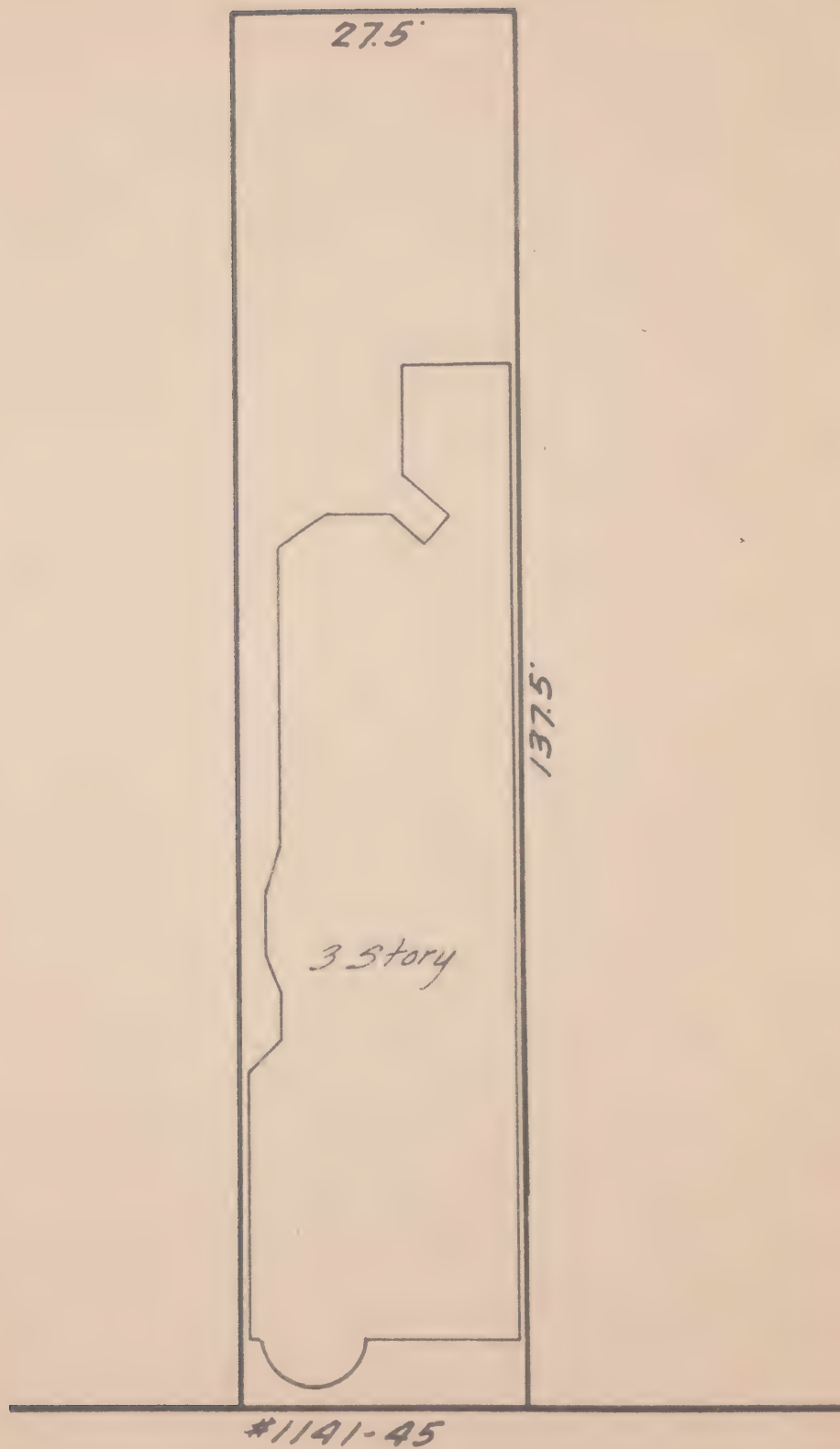
Sales Most Comparable	758-8; 748-28		
3,781 s.f. @ \$ 6.50		\$ 24,576	24,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
7 rms.	90		90	
8 rms.	90		90	
8 rms.	90		90	
			<u>270</u>	
			x 95 =	
			25,650	25,700

LAND	\$ 16,500
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 25,000



TURK STREET



APPRaisal

OWNER: Louis B. Serratto et ux
PROPERTY ADDRESS: 1135-39 Turk St.

PARCEL NO. 758-22
DATE ACQ: 5-31-61

OWNER'S ADDRESS: 1004 Guererro

IRS: No
CONSID: N.S
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,420.00
Imps. 2,500.00
\$ 3,920.00

TAXES: \$ 325.76

LAND: DIMENSION 25.25 x 137.5 = 3,472 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. with garage and stg. bsmt. 1st and 2nd flrs.
have 6 rms. ea. and 3rd flr. has 7 rms.

SUMMATION APPROACH:

Rounded to

Land	3,472 s.f. @ \$4.32+	\$ 15,000	
Improvements	4,913 s.f. @ 2.25	11,054	
		26,054	\$26,100

MARKET COMPARISON:

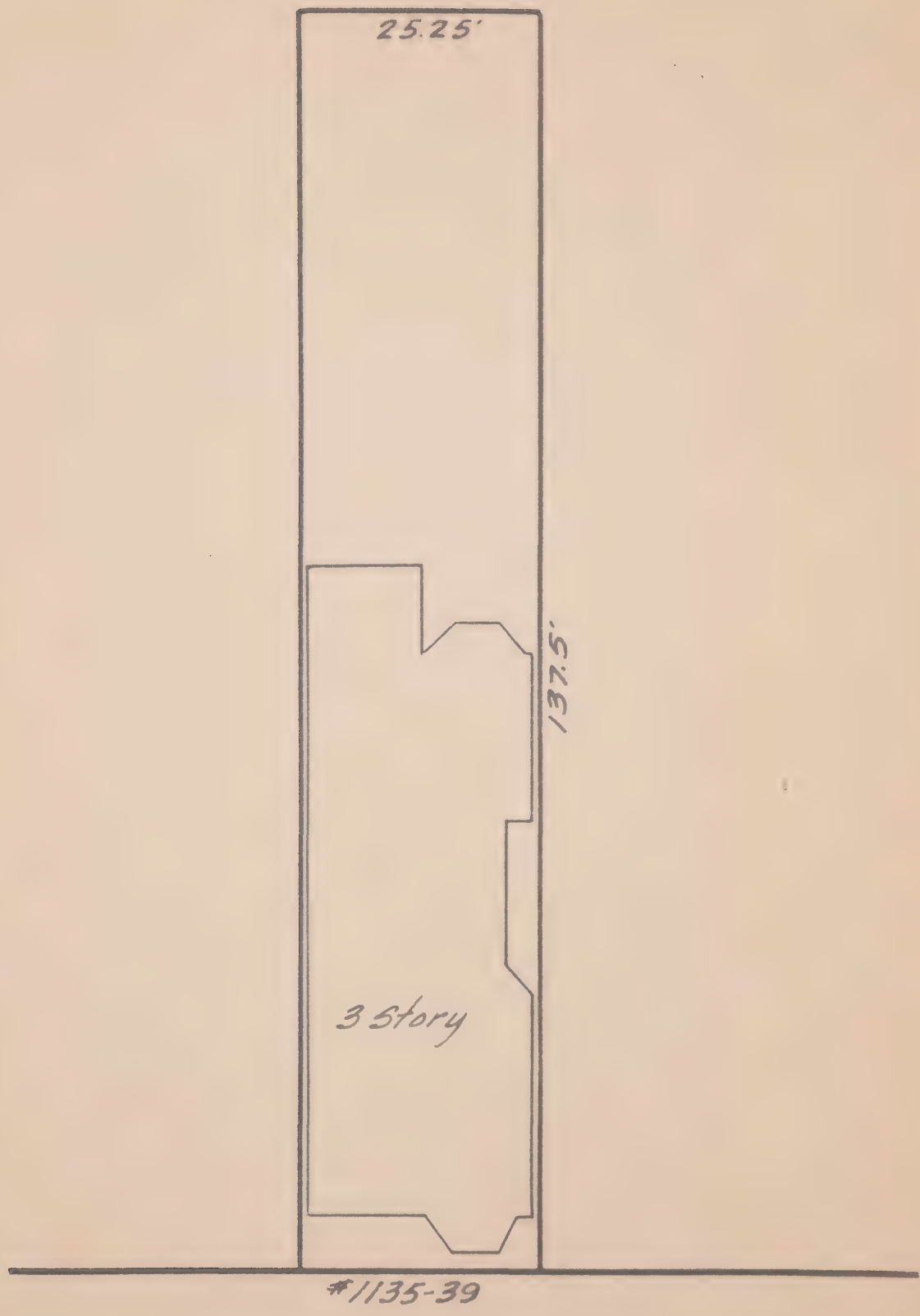
Sales Most Comparable	758-22; 758-24		
3,472	s.f. @ \$ 7.50	\$ 26,040	26,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	90		90	
6 rms.	90		90	
7 rms.	98		90	
			270 x 95 =	
			25,650	25,700

LAND	\$ 15,000
IMPROVEMENTS	10,500

MARKET VALUE OF PROPERTY \$ 25,500



TURK STREET



APPRAISAL

55
48-3

OWNER: Elsie Price
PROPERTY ADDRESS: 1113-17 Turk

PARCEL NO. 758-23
DATE ACQ: 3-25-59

OWNER'S ADDRESS: 714 Hayes

IRS: No
CONSID: \$20,000
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
Impe. 2,400.00
\$ 3,600.00

TAXES: \$ 299.16

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 55

3 st. fr. with stg. bsmt. and 6 rms. on 1st flr., 7 rms. on 2nd flr. and 6 rms. on 3rd flr. Some renovation.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.22+	\$ 9,500	
Improvements	5,571 s.f. @ 2.50	13,927	
		<u>23,427</u>	\$23,400

MARKET COMPARISON:

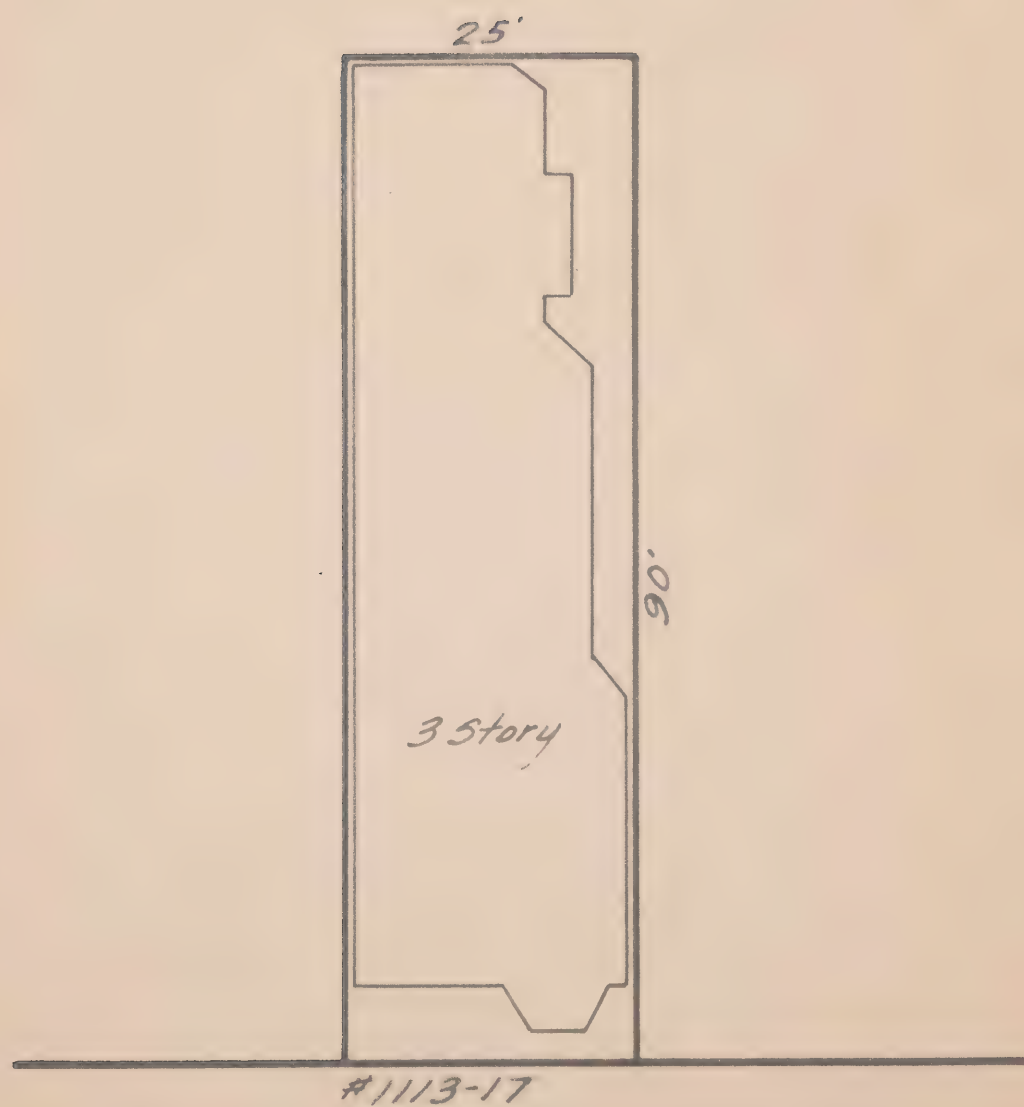
Sales Most Comparable	748-29; 758-8		
2,250 s.f. @ \$	10.25	\$ 23,062	23,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6 rms.	85		85	
7 rms.	100		100	
6 rms.	85		85	
			<u>270</u> x 85 =	
			22,950	23,000

LAND	\$ 9,500
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 23,000



TURK STREET



APPRaisal

OWNER: Herbert Lee Motley et ux
PROPERTY ADDRESS: 1107-11 Turk

PARCEL NO. 758-24
DATE ACQ: 6-12-59

OWNER'S ADDRESS: 1107 Turk

IRS: No
CONSID: \$23,500
BEST USE: Apt.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
Impe. 1,800.00
\$ 3,000.00

TAXES: \$ 169.52

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

2 st. fr. str. with 6 rms. ea. on 1st and 2nd flrs. Bsmt. apt.
consists of 5 rms.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.22+	\$ 9,500	
Improvements	5,103 s.f. @ 2.00	10,206	
		<u>19,706</u>	\$19,700

MARKET COMPARISON:

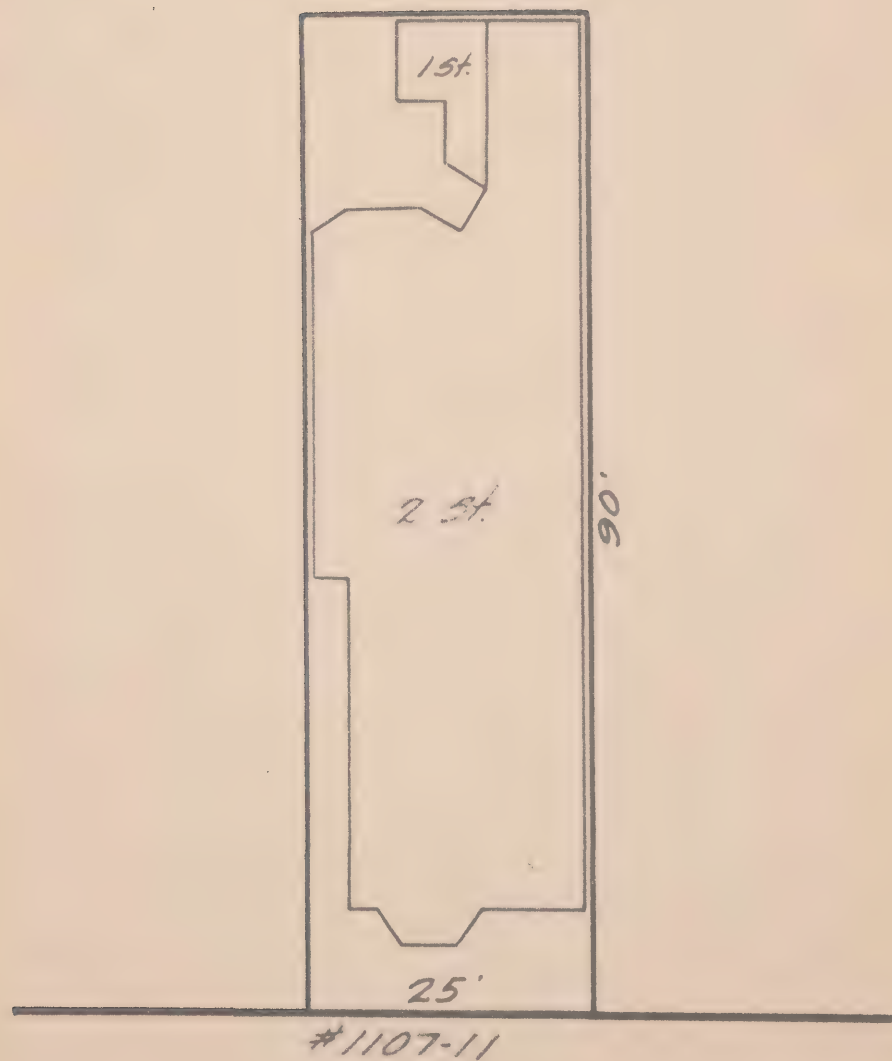
Sales Most Comparable	675-23; 675-24		
	2,250 s.f. @ \$ 9.00	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
5 rms.	Owner		80	
6 rms.	89		85	
6 rms.	90		85	
			<u>250</u> x 85 =	
			21,250	21,300

LAND	\$ 9,500
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY \$ 20,000



TURK STREET



APPRaisal

55
48-6

OWNER: Anchor Realty
PROPERTY ADDRESS: 1153-59 Turk (25)
1147-53 Turk (26)
OWNER'S ADDRESS: 2122 Market St.

PARCEL NO. 758-25, -26
DATE ACQ: 12-5-60

ZONING: R-4 PRESENT USE: See Below

IRS: No
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 3,100.00
Imps. 9,200.00
\$ 12,300.00

TAXES: \$ 1,022.12

LAND: DIMENSION 27.5 x 137.5 (25) = 7,562 s.f.
27.5 x 137.5 (26)

IMPROVEMENTS: Condition Fair-Poor Effective Age 60 +

(25) 3 st. fr. str. with stg. bsmt., 8 rms. ea. on 1st & 2nd flr. and
9 rms. on 3rd flr.
2 st. fr. str. with 4 rms. on ea. flr.
(26) 3 st. fr. str. with stg. bsmt., 7 rms. on 1st flr. 8 rms. ea. on
2nd & 3rd flrs. - 2 st. fr. str. with 5 rms. on 1st flr. and
4 rms. on 2nd flr.

SUMMATION APPROACH: Rounded to

Land	7,562 s.f. @ \$4.36+		33,000
Improvements (25)	6,594 s.f. @ \$2.00	13,188	\$
	1,884 s.f. @ 1.50	2,826	
(26)	6,594 s.f. @ 2.00	13,188	
	1,884 s.f. @ 1.50	2,826	
		<u>32,028</u>	
		65,028	\$65,000

MARKET COMPARISON:

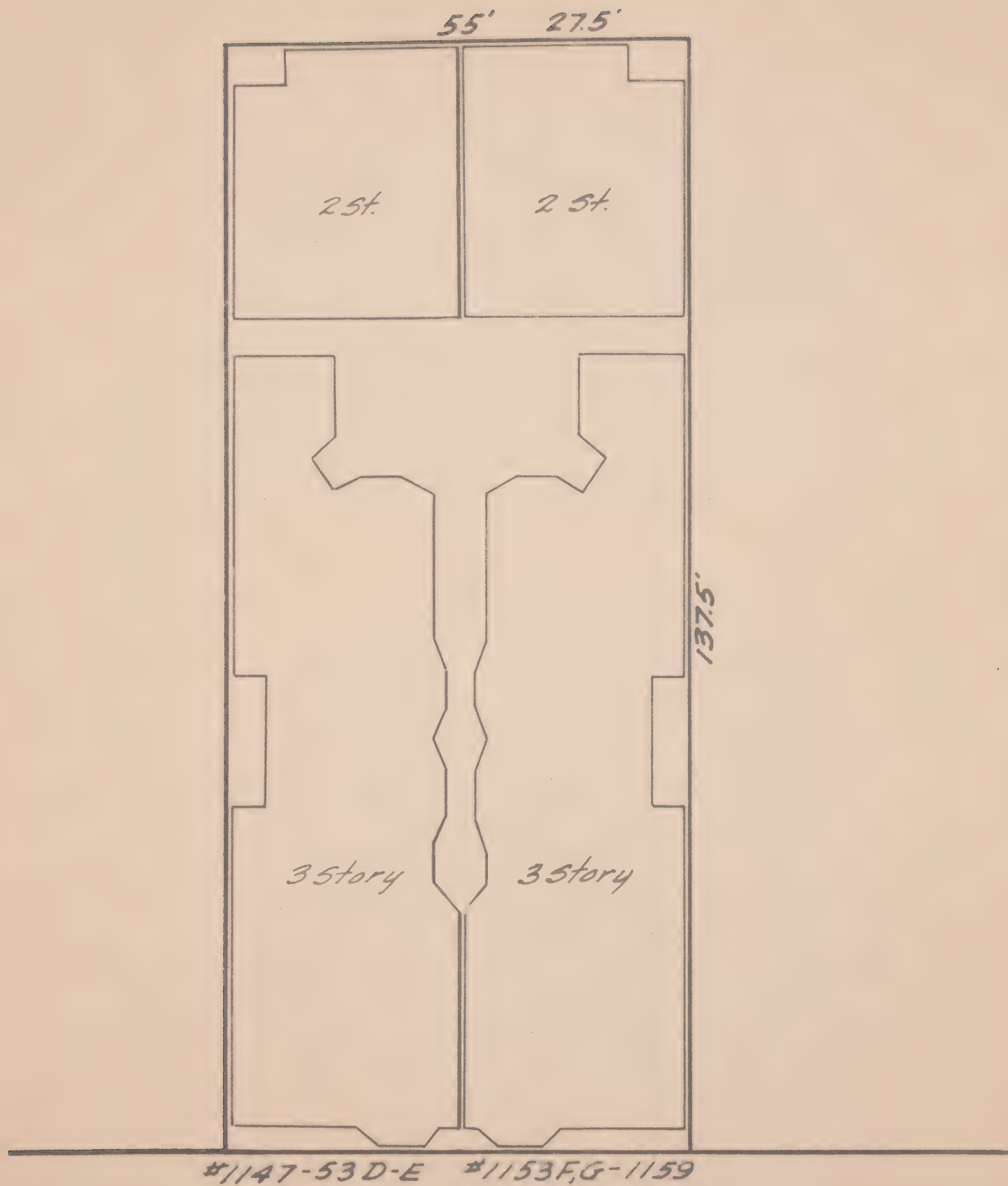
Sales Most Comparable Portions: 744-17; 758-22
7,562 s.f. @ \$ 9.00 \$ 68,058 68,100

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly
(25)		\$	\$	\$
Bldg. 1	8 rms.	100		100
	8 rms.	100		100
	9 rms.	100		100
Bldg. 2	4 rms.	45		60
	4 rms.	69		60
				<u>420</u>
(26)				
Bldg. 1	7 rms.	100		100
	8 rms.	100		100
	8 rms.	100		100
Bldg. 2	5 rms.	75		70
	4 rms.	60		60
				<u>430</u>
				850 x 80
				68,000

LAND \$ 33,000
IMPROVEMENTS 35,000

MARKET VALUE OF PROPERTY \$ 68,000



TURK STREET

BLOCK 761

	NAME	LAND	IMPS	TOTAL
-2	Lani Mezza	\$ 34,500	\$ 36,000	\$ 70,500 ✓
-11	David L. Kekkert	14,000	8,500	22,500 ✓
-19	Oscar H. Curtaz	98,000	65,000	163,000 ✓
-5, -22	Henry M. Cailleand	89,500	-	89,500 ✓
-23	State of Calif.	111,500	7,000	118,500 ✓
-26	Norman A. Bakulich	49,500	25,500	75,000 ✓
-27	State of Calif.	<u>39,500</u>	<u>-</u>	<u>39,500</u> ✓
		\$436,500	\$142,000	\$578,500



APPRaisal

56
42-8

OWNER: Lani Mazza
PROPERTY ADDRESS: 711-17 Franklin

PARCEL NO. 761-2
DATE ACQ: Rec. 10-25-50

OWNER'S ADDRESS: 414 Hearst

IRS: \$18.15
CONSID: N.S.
BEST USE: Present

ZONING: CM PRESENT USE: Multiple Residential

ASSESSED VALUE: Land \$ 3,670.00
Imps. 5,750.00
\$ 9,420.00

TAXES: \$ 782.80

LAND: DIMENSION 40 x 87.5 = 3,500

s. f.

IMPROVEMENTS: Condition Good Effective Age 25 ±

- (1) 2 st. fr. stucco, 8 unit apt. bldg. (8-3's) w/ 4 bsmt. apts.
(2) 2 st. fr. 3 rm. hse.

SUMMATION APPROACH:

Rounded to

Land	3,500 s.f. @ \$9.86+	\$ 34,500
Improvement (1)	4,894+ s.f. @ \$5.50	\$26,917
Basement	2,360+ s.f. @ 3.60	8,496
(2) 840+ s.f. @ \$4.00		3,360
		<u>38,773</u>
		73,273

\$73,300

MARKET COMPARISON:

Sales Most Comparable 673-2; 687-2; 648-8
3,500 s.f. @ \$ 20.00

\$

70,000

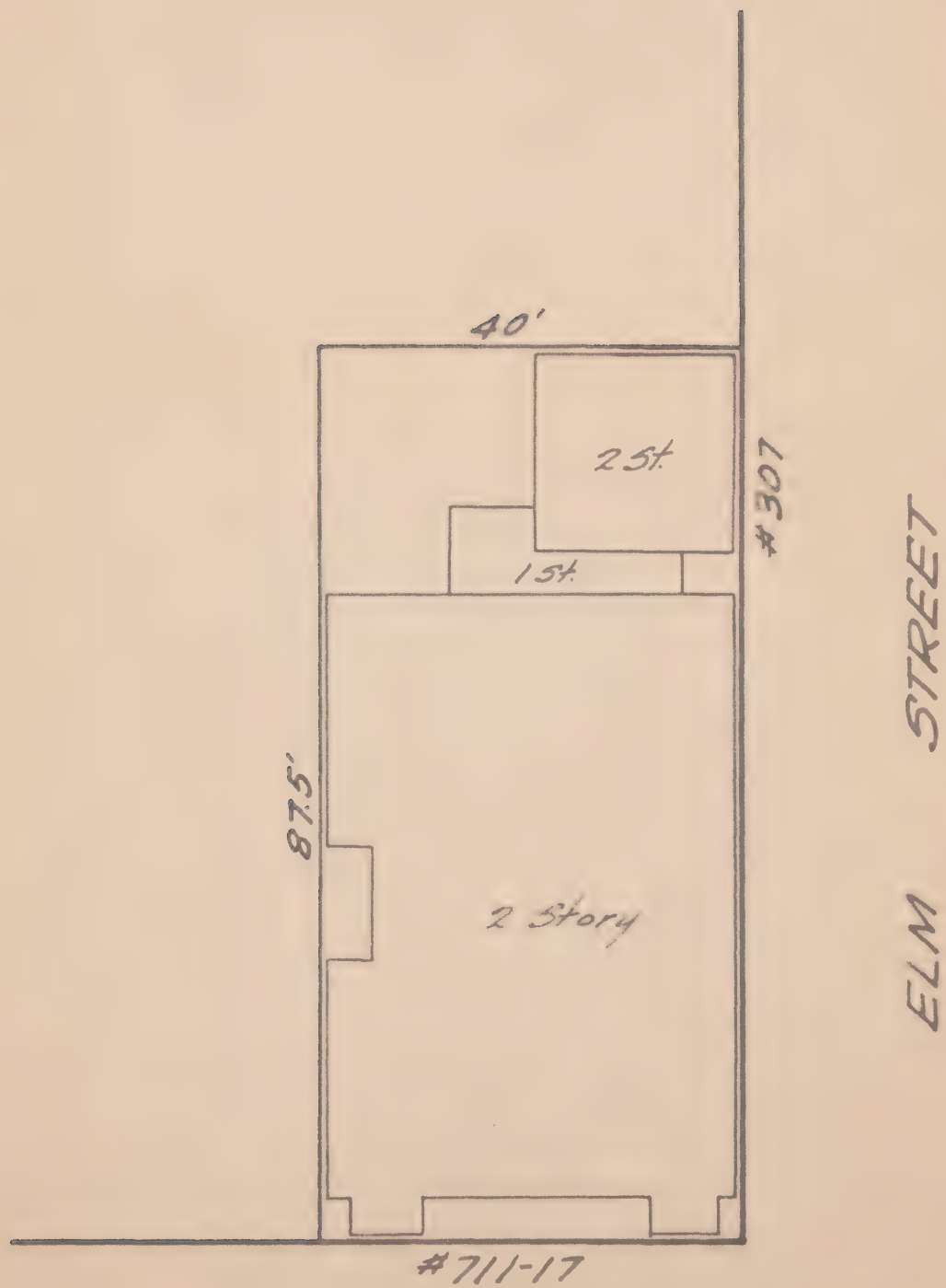
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-3's @ \$75	300		300
4-2's @ 55	220		250
Basement	N.A.		200
House	75		80
			<u>830</u> x 85 =
			70,550

70,600

LAND	\$ 34,500
IMPROVEMENTS	36,000
	<u>70,500</u>

MARKET VALUE OF PROPERTY \$ 70,500





APPRAISAL

56
49-5

OWNER: David L. Kekkert
PROPERTY ADDRESS: 758-60 Golden Gate

PARCEL NO. 761-11
DATE ACQ: 1-9-57

OWNER'S ADDRESS: 1639 Sweetwood Dr., Colma

IRS: \$12.60

ZONING: CM

PRESENT USE: Hse. conv.
to offices

CONSID: N.S.
BEST USE: Office bldg.

ASSESSED VALUE: Land \$ 2,170.00
Imps. 1,250.00
\$ 3,420.00

TAXES: \$ 284.20

LAND: DIMENSION Irregular = 2,373±

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

High bsmt., 1 st. fr. conv. office bldg. (5 rms.) with garage
and storage below.

SUMMATION APPROACH:

Rounded to

Land	2,373 s.f. @ \$5.90±	\$ 14,000	
Improvements	3,507 s.f. @ 2.50±	8,768	
		<u>22,768</u>	\$22,800

MARKET COMPARISON:

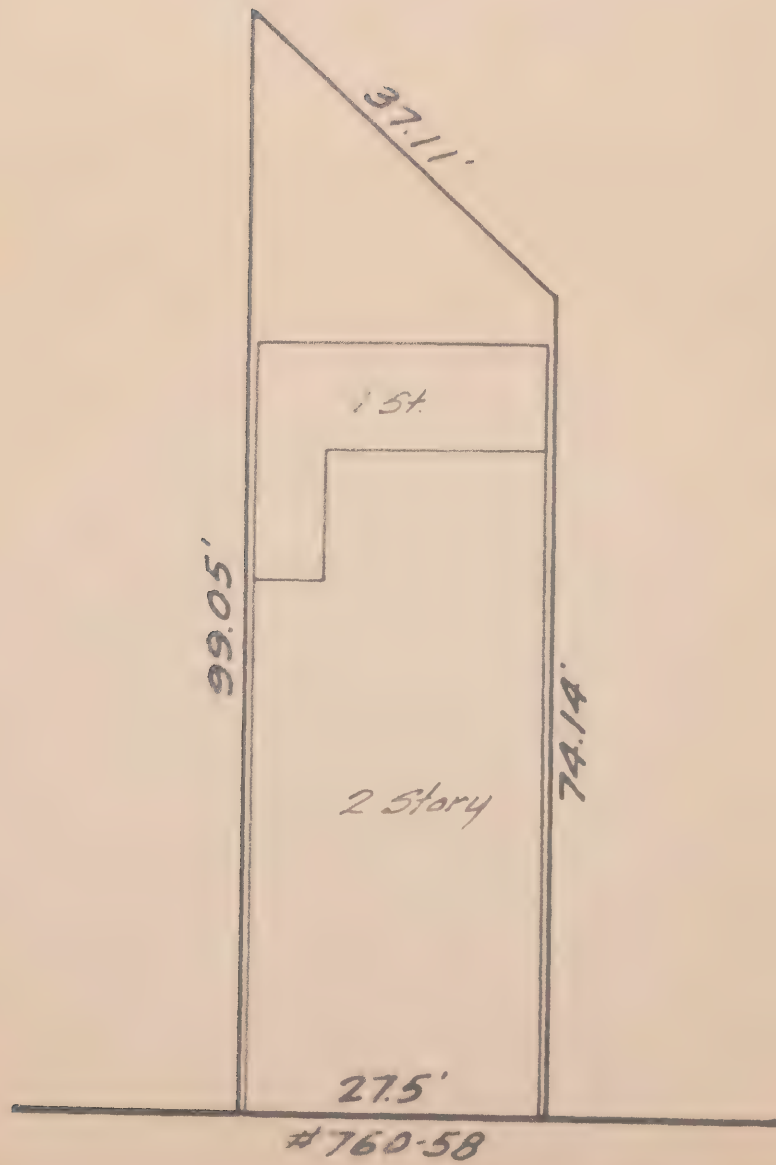
Sales Most Comparable (Better than 662-8; 661-14)
2,373 s.f. @ \$ 9.50± \$ 22,544 22,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Office	125		125	
Off. & Gar.	150		150	
			<u>275</u> x 80	22,000

LAND	\$ 14,000
IMPROVEMENTS	<u>8,500</u>

MARKET VALUE OF PROPERTY \$ 22,500



GOLDEN GATE AVENUE





APPRaisal

56
49-7

OWNER: Henry M. Cailleaud
 PROPERTY ADDRESS: Vacant lot cor. Franklin & Golden Gate
 OWNER'S ADDRESS: 970 Anza
 PARCEL NO. 761-3, -22
 DATE ACQ: 12-21-61
 IRS: \$19.80 ea.
 CONSID: N.A.
 BEST USE: CM
 ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 9,440.00
 Imps. 300.00
 \$ 9,740.00

TAXES: \$ 809.40

LAND: DIMENSION Irregular = 9,228

s. f.

IMPROVEMENTS: Condition -

Effective Age ±

SUMMATION APPROACH: Not applicable

Rounded to

Land
 Improvements

\$

MARKET COMPARISON:

Sales Most Comparable 714-6; 714-8 to -10; 762-9
 9,228 s. f. @ \$ 9.70± \$ 89,512 89,500

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

REMARKS: This is one of the few vacant lots
 excellently located and ready to develop.

LAND	\$	89,500
IMPROVEMENTS		-

MARKET VALUE OF PROPERTY \$ 89,500

ELM STREET

FRANKLIN STREET

25'

40'

87.5'

71.17'

Vacant

55.94'

80'

85.31'

GOLDEN GATE AVENUE

APPRAISAL

49-6

OWNER: State of California
 PROPERTY ADDRESS: Lot bet. Golden Gate & Elm
 PARCEL NO. 761-23
 DATE ACQ:

OWNER'S ADDRESS: IRS: -
 ZONING: CM PRESENT USE: Freeway & Parking area
 BEST USE: Parking

ASSESSED VALUE: Land \$
 Imps. \$
 TAXES: \$

LAND: DIMENSION Irregular = 18,234 s.f.

IMPROVEMENTS: Condition - Effective Age - +

An overhead State freeway str. (on-ramp) cuts through the heart of the parcel leaving possible surplus land areas on both sides of the structure est. to be 12,600 s.f. It is also possible that an easement can be obtained for that area below the str. The only economical use for that would be a parking area. At the present time, the entire area is being used as a State run parking area.

SUMMATION APPROACH: Rounded to
 Fee(if declared surplus) 12,600 s.f. @ \$7.50 \$94,500
 Land Easement - 5,634 s.f. @ \$3.00 16,902
 Improvements Surfacing -(asphalt)and fencing 7,200
 \$118,602 \$118,600

MARKET COMPARISON:

Sales Most Comparable
 s.f. @ \$ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

REMARKS: According to State Highway, there is no surplus land envisioned at the present time. The State Dept. of Finance is managing the parking area.

LAND	\$ 111,500
IMPROVEMENTS	7,000
MARKET VALUE OF PROPERTY	\$ 118,500



APPRAISAL

OWNER: Norman A. Bakulich
 PROPERTY ADDRESS: Lot bet. Turk & Elm

PARCEL NO: 761-26
 DATE ACQ: 7-29-59

OWNER'S ADDRESS: 18 Hillcrest, Mill Valley

ZONING: R-4 PRESENT USE: Parking lot BEST USE: Same

ASSESSED VALUE: Land \$ 5,995.00
 Imps. 400.00
\$ 6,395.00

TAXES: \$531.42

LAND: DIMENSION Pcl. 26 - Irregular - 5,979± s.f.
 Pcl. 16A 8,711± s.f.

PART TAKEN

Vacant land being used as a parking lot for Hotel Gotham's guest.

Value of entire parcel (761-26, -16A) \$400,000.00

Value of Part Taken:

Land - 5,979± s.f. @ \$8.27±/s.f. 49,500.00

Value of Remainder \$350,500.00

Value of Remainder after taking 325,000.00

Severance Damage \$ 25,500.00

Sales Most Comparable: 732-11; 761-16A, -26; 725-12

REMARKS: This parcel and the adjoining parcel 761-16A are being used as 1 parcel for hotel purpose. On 7-29-59, the 2 pcls. jointly were acquired by the present owner for a reported price of \$325,000. Since then, with improvements and normal inflation the property value has gone up to an estimated \$400,000.

See attached sheet for comments on severance damages.

PART TAKEN \$49,500
 SEVERANCE DAMAGE 25,500

TOTAL \$75,000

SEVERANCE DAMAGES

The proposed taking reduces the size of the parcel from 14,690 square feet to 8,711± square feet and eliminates all of the available off-street parking area.

It is the opinion of the appraiser that the parking area is an integral part of the hotel operation. Without it, the hotel's present vacancy ratio of 5% per year would increase to 15%, thereby reducing the effective gross income. Since hotels and motels are usually sold on a multiplier ranging from 4 to 6 depending on the strength of the income, it follows that the market value of the hotel would decline. The present multiplier on the annual gross income (\$72,888) is 5.49 for a \$400,000 indicated value of the entire property. Without the parking lot, the appraiser feels that the multiplier would decline to 4.46± indicating a remainder value of \$325,000. Since the taking amounts to \$49,500, the remainder before the taking should be \$350,500. Instead, the remainder is estimated to be \$325,000 indicating a severance damage of \$25,500.

The mathematics of the above analysis is as follows:

BEFORE:

Value of entire property =	
\$72,888 gross income x 5.49 =	\$400,000.00
Value of part taken =	
5,979± s.f. @ \$8.27±	<u>49,500.00</u>
Value of Remainder	\$350,500.00
Value of Remainder After =	
\$72,888 gross income x 4.46	<u>325,000.00</u>
Severance Damage	\$ 25,500.00

APPRAISAL

49-3

OWNER: State of California
PROPERTY ADDRESS: Lot bet. Turk & Elm

PARCEL NO. 761-27
DATE ACQ:

OWNER'S ADDRESS:

IRS:
CONSID:
BEST USE: Parking on surplus land

ZONING: R-4 PRESENT USE: Freeway

ASSESSED VALUE: Land \$
Imps. \$

TAXES: \$

LAND: DIMENSION Irregular = 17,310 s.f.

IMPROVEMENTS: Condition Effective Age +

At grade State Highway on-ramps burden most of the parcel leaving possible surplus triangular areas on the w'ly and e'ly sides of the ramps. The areas are est. to be: w'ly 4,950± and e'ly 3,250±s.f. The remaining area was considered freeway proper and not appraised.

SUMMATION APPROACH:

Rounded to

Land	w'ly side (if declared surplus)	4,950± s.f. @ \$4	\$19,800
	E'ly side (if declared surplus)	3,250± s.f. @ 6	19,500
Improvements			\$39,300

MARKET COMPARISON:

Sales Most Comparable

s.f. @ \$ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: The State Highway states there are no surplus land off of this parcel at the present time.

LAND	\$	39,500
IMPROVEMENTS		-
MARKET VALUE OF PROPERTY	\$	39,500

